VILLA UNIT 920
MARINERS WALK VILLAS

CROSBY STEPHEN J ET AL/KOMISAR KAREN ANNE
1789 MARINERS WALK
FERNANDINA BEACH, FL 32034

2025

00-00-30-0370-0920-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	WOODS	WOODS 100
Balcony	FEP 162	FEP 162 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,450			1,450	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0370000		1,450				1974	1974	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

1789 MARINERS WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		514,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		514,000
SOH/AGL Deduction		282,022
ASSESSED VALUE		231,978
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,256
TOTAL JUST VALUE		514,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011641	REMODEL KITCHEN	23,000	10/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/0782	2/21/2023	WD	Q	I	01	452,500
GRANTOR: ACKERMAN GREG & SUZAN						
GRANTEE: CROSBY STEPHEN J &						
1359/0072	10/17/2005	WD	Q	I		275,000
GRANTOR: JONES-KING TERESA G						
GRANTEE: ACKERMAN GREG & SUZ						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS