VILLA UNIT 930
MARINERS WALK VILLAS

BRAKE LAUREN F & DAVID ALAN
PO BOX 787
STOWE, VT 05672

2025

00-00-30-0370-0930-0000

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	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
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 – 0% - 0 HX Base Yr

1769 MARINERS WALK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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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	42,100
ASSESSED VALUE	471,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,900
TOTAL JUST VALUE	514,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007695	REPAIR	13,368	05/18/2022
B22381	REMODEL	7,367	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/520	12/11/2024	QC	U	I	11	100
GRANTOR: DIAMOND KAREN G						
GRANTEE: BRAKE LAUREN F & DA						
2550/1596	3/11/2022	QC	U	I	11	120,000
GRANTOR: WISNIEWSKI SHAWN F						
GRANTEE: DIAMON KAREN G & LA						

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