UNIT D
WALBEN BEACHFRONT COTTAGES
CONDO OR 1664/27

BIDEDA LLC
3503 HIGHWAY 84
BLACKSHEAR, GA 31516

2025

00-00-31-178W-000D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		0 100	1770000
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View	OCEAN	OCEAN 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	CVD DECK	CVD DECK 100	
Parking	GARAGE	GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Quality	04	Quality Level 04	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1108.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,592			1,592	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,592				2009	2009	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

280 S FLETCHER AVE D, 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: 2	Tax Dist:
BUILDING MARKET VALUE	949,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	949,000
SOH/AGL Deduction	0
ASSESSED VALUE	949,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	949,000
TOTAL JUST VALUE	949,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	940,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
ROFR-2024-0	REROOF/ASPHALT SH		12/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/1408	6/27/2022	SW	U	I	11	100

GRANTOR: WALBEN LLC

GRANTEE: BIDEDA LLC

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS