

LOTS 54 & 55
IN OR 2022/1198
BEACH WALKER VILLAGE PB 4/14

JKS CAPITAL LLC
3045 CAMP BRANCH ROAD
BUFORD, GA 30519

2025

01-6N-29-0200-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,134	100	1993	2,134	416,898
BAS	2,321	100	2002	2,321	453,431
DCK	57	10	1993	6	1,172
DCK	165	10	1993	16	3,126
DCK	554	10	1993	55	10,745
DCK	969	10	2002	97	18,950
FGR	632	55	2002	348	67,985
FOP	39	30	1993	12	2,345
FOP	52	30	1993	16	3,126
FOP	52	30	2002	16	3,126
TOTALS	7,692			5,675	1,108,668

** This building has 14 Sub-Areas

13 GREEN WINGED TEAL RD, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

03/14/2024 MLU

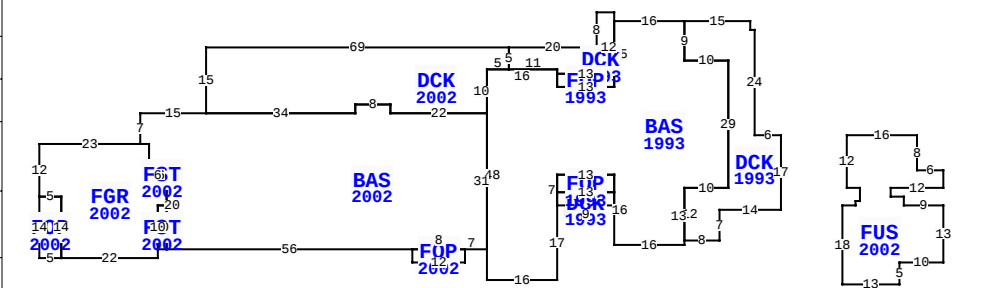
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	32	640	
2	1126	CB/STC 8"	0	0	0	0	343.00	SF	8.00	8.00	100	2002	2002	3	80	2,195	
3	0446	BOX FNC 6'	0	0	0	0	123.00	LF	20.00	20.00	100	1974	1974	3	20	492	
4	0825	BRICK	0	0	0	0	541.00	SF	12.50	12.50	100	2002	2002	3	94	6,357	
5	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	1990	1990	3	20	432	
6	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000	
7	0445	BOX FNC 5'	0	0	0	0	30.00	LF	8.10	8.10	100	1993	1993	3	20	49	
8	0445	BOX FNC 5'	0	0	0	0	14.00	LF	8.10	8.10	100	2001	2001	3	20	23	
9	0825	BRICK	0	0	0	0	1,543.00	SF	12.50	12.50	100	2002	2002	3	94	18,130	
10	0861	POOL GUNIT	0	0	0	0	155.00	SF	85.00	85.00	100	2002	2002	3	27	3,557	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	0		RG-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	500,000.00	400,000.00	400,000		
2	000100	C	RES	0		RG-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	500,000.00	400,000.00	400,000		

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 11 5,675 149.8720 236.80 1,343,840 1974 1989 0 0 0 17.50 82.50
1 SFR CUST - 0% - 0 Heated Area: 5070 HX Base Yr



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,108,668
TOTAL MARKET OB/XF VALUE		47,836
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,956,504
SOH/AGL Deduction		483,227
ASSESSED VALUE		1,473,277
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,473,277
TOTAL JUST VALUE		1,956,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,908,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21697	POOL ENCLOSURE	9,900	07/01/2008
B0108071	ADDITION	150,000	03/01/2001
E017862	NEW CONSTR	1,500	03/01/2001
P014597	REMODEL	0	03/01/2001
B0108021	FOUNDATION	12,000	02/01/2001
B0007589	DEMOLITION	6,000	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2022/1198	12/09/2015	WD U	I	I	11	100

GRANTOR: SATURDAY JEFFREY B &
GRANTEE: JKS CAPITAL LLC
1353/0244 9/27/2005 WD Q I 1,250,000
GRANTOR: SMITH DAVID W & JUDIT
GRANTEE: SATURDAY JEFFREY B

BUILDING NOTES

BUILDING DIMENSIONS
DCK=[YR=1993] W6 N24 W1 N2 W15 BAS=[YR=1993] W16
DCK=[YR=1993] N2 W4 S8 W20 DCK=[YR=2002] W69 S15
BAS=[YR=2002] W15 S7 FGR=[YR=2002] W23 S12 FOP=[YR=2002]
S14 E5 N14 W5 \$ E5 S14 E22 N2 FST=[YR=2002] E2 N10 W2 S10 \$
N10 E2 N4 FST=[YR=2002] N6 W2 S6 E2 \$ W2 N6 W2 N4 W2 \$ E2 S4
E4 S20 E56 FOP=[YR=2002] S3 E12 N3 W2 N2 W8 S2 W2 \$ E2 N2 E8
S2 E7 N31 W22 N2 W8 S2 W34 \$ E34 N2 E8 S2 E22 N10 E5 N5 \$ S5
E11 S1 FOP=[YR=1993] S3 E13 N3 W13 \$ E13 N12 \$ S15 W13 N4
W16 S48 E16 N17 DCK=[YR=1993] E2 S2 E9 N2 E2 N3
FOP=[YR=1993] N4 W13 S4 E13 \$ W13 S3 \$ N7 E13 S16 E16 N13
E10 N29 W10 N9 \$ S9 E10 S29 W10 S12 E8 N7 E14 N17 \$ PTR= E15
FUS=[YR=2002] E16 S8 E6 S4 W12 S2 E3 S2 E9 S13 W10 S5 W13

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