UNIT 402
IN OR 1367/120
BEACHSIDE VILLAS CONDO

HERVY PATRICK & ELISABETH
402 BEACHSIDE PLACE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V020-0402-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	CENTER	CENTER 100
View	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	OPEN	OPEN 100
Parking	DET GARAGE	DET GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,370			2,370	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8302000		2,370				1999	1999	100	100	0		

1 CONDO – 100% - 2016 HX Base Yr 2016

402 BEACHSIDE PL, 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: 5	Tax Dist:	
BUILDING MARKET VALUE		1,661,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,661,000
SOH/AGL Deduction		804,267
ASSESSED VALUE		856,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		806,011
TOTAL JUST VALUE		1,661,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,597,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618281	XFOB	40,500	10/31/2006
B0618350	REPAIR/RRF	11,000	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/0120	11/14/2005	WD	Q	I		1,625,000
GRANTOR: FINNERTY RICHARD E &						
GRANTEE: HERVY PATRICK & ELI						
0961/0403	12/07/2000	WD	Q	I		1,000,000
GRANTOR: BUTLER MILTON E JR						
GRANTEE: FINNERTY RICHARD E						

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