UNIT 404
IN OR 1329/23
BEACHSIDE VILLAS CONDO

NELSON SUSAN K REVOC TRUST/NELSON SUSAN K TRUSTEE
404 BEACHSIDE PLACE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V020-0404-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	SOUTH	SOUTH 100
View	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	OPEN	OPEN 100
Parking	DET GARAGE	DET GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		3 100
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	2,566			2,566	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8302000		2,566				1999	1999	100	100	0		

1 CONDO – 100% - 2005 HX Base Yr 2005

404 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		843,130
ASSESSED VALUE		817,870
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		767,148
TOTAL JUST VALUE		1,661,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,597,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217689	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0023	6/28/2005	WD	Q	I	01	100
GRANTOR: NELSON WILLIAM M & SU						
GRANTEE: NELSON SUSAN K TRUS						
1033/0524	1/28/2002	WD	Q	I		900,000
GRANTOR: JENKINS JOHN W & DEBO						
GRANTEE: NELSON WILLIAM M &						

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