UNIT 444
BEACHSIDE VILLAS CONDO
OR 893/574

HARRISON JOE LOY III 2022 TRUST/HARRISON PATRICIA
2062 TRIMLESTON RD
STATHAM, GA 30666

2025

01-6N-29-V020-0444-0000

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
User Defined	REMODEL	REMODEL 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 – 0% - 0 HX Base Yr

444 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	214,469
ASSESSED VALUE	1,446,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,446,531
TOTAL JUST VALUE	1,661,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,597,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009856	INTERIOR R/R KITC	160,000	08/26/2024
B23776	REMODEL	40,000	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/1889	10/26/2022	WD	U	I	11	100
GRANTOR: HARRISON JOE						
GRANTEE: HARRISON JOE LOY II						
2599/1028	10/26/2022	WD	U	I	11	100
GRANTOR: HARRISON JOE & PATRIC						
GRANTEE: HARRISON JOE						

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