UNIT 463
BEACHSIDE VILLAS CONDO
OR 893/574

BERNER SUE ANN TRUST/BERNER SUE ANN TRUSTEE
3735 EAST 200 NORTH
LAFAYETTE, IN 47905

2025

01-6N-29-V020-0463-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		8 100
Recreation	POOL	POOL 100
Location	NORTH	NORTH 100
View	OCEAN	OCEAN 100
Desirability	8TH FLOOR	8TH FLOOR 100
Balcony	OPEN	OPEN 100
Parking	U/G GARAGE	U/G 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	2,696			2,696	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8302000		2,696				1999	1999	100	100	0		

1 CONDO – 0% - 2025 HX Base Yr

463 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	2,159,300
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,159,300
SOH/AGL Deduction	0
ASSESSED VALUE	2,159,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,159,300
TOTAL JUST VALUE	2,159,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,076,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003291	XFOB-HURRICANE SH	40,000	03/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2710/404	5/09/2024	WD	Q	I	01	2,500,000
GRANTOR: TRUST NO. 463BP						
GRANTEE: BERNER SUE ANN TRUS						
2472/0968	6/18/2021	WD	Q	I	01	1,760,000
GRANTOR: FAUSSEMAGNE JACK & CA						
GRANTEE: TRUST NO. 463BP						

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