

VILLA UNIT 1353
IN OR 1239/1894
SHIP WATCH VILLAS

HIRES KEITH L
510 OLD CHARTWELL CROSSING
JOHNS CREEK, GA 30022

2025

01-6N-29-V120-1353-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		6 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	OCEAN	OCEAN 100	
Desirability	FLOOR	6TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality		03	Quality Level 03
DOR CODE		0400	CONDOMINIUM
MAP NUM			MKT AREA 10
NEIGHBORHOOD/LOC		10008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	1,446		1,446

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
831	2000	1,446				1975	1975	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		832,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		832,000	
SOH/AGL Deduction		136,405	
ASSESSED VALUE		695,595	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		695,595	
TOTAL JUST VALUE		832,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		825,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008488	REMODEL	50,000	10/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1239/1894	6/22/2004	WD Q	I		575,000	
GRANTOR: JONES RANDOLPH B & RU						
GRANTEE: HIRES KEITH L						
0816/1206	12/15/1997	WD U	I	07	100	
GRANTOR: GOUGH RALPH E & MARY						
GRANTEE: JONES RANDOLPH B &						

EXTRA FEATURES																
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
1353 SHIPWATCH CIR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

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	DENSITY	DECL	FRZ	YR	CONSRV
0																								