VILLA UNIT 1356
IN OR 1751/525
SHIP WATCH VILLAS

BROWN MICHAEL L & KRISTINE M
901 OAKDALE RD NE
ATLANTA, GA 30307

2025

01-6N-29-V120-1356-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	PENTHOUSE	PENTHOUSE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,791			1,791	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8312000		1,791				1975	1975	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1356 SHIPWATCH CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,040,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,040,000
SOH/AGL Deduction	143,971
ASSESSED VALUE	896,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	896,029
TOTAL JUST VALUE	1,040,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,030,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217718	H/AC	0	11/01/2012
B25119	REMODEL	65,000	09/01/2011
B23680	REPAIR/RRF	800	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1751/0525	8/12/2011	WD	Q	I	01	490,000
GRANTOR: BRISKEN CHRISTA A						
GRANTEE: BROWN MICHAEL L & K						
0299/0147	9/01/1979	WD	U	I		146,300
GRANTOR:						
GRANTEE:						

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