VILLA UNIT 1394
IN OR 764 PG 1130
SHIP WATCH VILLAS

WAITS JAMES P
1394 SHIPWATCH CIR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V120-1394-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH 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	1,828			1,828	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8312000		1,828				1975	1975	100	100	0		

1 CONDO – 100% - 1997 HX Base Yr 1997

1394 SHIPWATCH CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

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		645,682
ASSESSED VALUE		394,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,596
TOTAL JUST VALUE		1,040,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,030,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008443	XFOB - AWNINGS	107,000	10/04/2019
B20608	REMODEL	25,000	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0764/1130	7/05/1996	WD	U	I	07	100
GRANTOR: BNE INVESTMENT GROUP						
GRANTEE: WAITS JAMES P						
0760/0015	5/17/1996	WD	Q	I		280,000
GRANTOR: BNE INVESTMENT GROUP						
GRANTEE: WAITS JAMES P						

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