VILLA UNIT 1131
IN OR 1325/1049 & OR 1325/1053
IN OR 1325/1039 &

MEGA BEACH LLC
C/O JACK HALPER, 1180 RAMSER DRIVE
WATKINSVILLE, GA 30677-6951

**2025**

**01-6N-29-V14B-1131-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 3 100 |
| Recreation | POOL | POOL 100 |
| Location | END | END 100 |
| View | GC/OCEAN | GC/OCEAN 100 |
| Balcony | FOP | FOP 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 3 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,636 | | | 1,636 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8314022 | | 1,636 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

1131 BEACH WALKER RD, 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 | 764,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 764,000 |
| SOH/AGL Deduction | 127,849 |
| ASSESSED VALUE | 636,151 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 636,151 |
| TOTAL JUST VALUE | 764,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 779,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230016385 | REMOVING CARPET B | 30,000 | 12/27/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1325/1057 | 6/14/2005 | QC | Q | I | 06 | 100 |
| GRANTOR: HOLBROOK JOANN | | | | | | |
| GRANTEE: MEGA BEACH LLC | | | | | | |
| 1325/1055 | 6/14/2005 | QC | Q | I | 06 | 100 |
| GRANTOR: SMITH ROBERT H | | | | | | |
| GRANTEE: MEGA BEACH LLC | | | | | | |

## 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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS