VILLA UNIT 1154
BEACH WALKER VILLAS

COLLINS MELISSA J
10204 YELLOW PINE DR
VIENNA, VA 22182

2025

01-6N-29-V14B-1154-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 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	1,506			1,506	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8314022		1,506				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1154 BEACH WALKER RD, 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	920,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	920,000
SOH/AGL Deduction	0
ASSESSED VALUE	920,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	920,000
TOTAL JUST VALUE	920,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	939,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23229	REMODEL	10,000	01/01/2010
P014522	H/AC	675	02/01/2001
0096	H/AC	1,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0833	11/12/2021	WD	Q	I	01	950,000
GRANTOR: SCHLUETER JEFFREY J &						
GRANTEE: COLLINS MELISSA J						
2008/1036	10/07/2015	WD	Q	I	02	450,000
GRANTOR: CUNNINGHAM MICHAEL W						
GRANTEE: SCHLUETER JEFFREY J						

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