

VILLA UNIT 1163
IN OR 2121/1304
BEACH WALKER VILLAS

WINSTEAD LANE NICHELSON
818 OVERHILLS DRIVE
OLD HICKORY, TN 37138

2025

01-6N-29-V14B-1163-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
Floor		1 100	8314022		947				1974	1974	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr			
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															
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			947	947													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		554,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		554,000
SOH/AGL Deduction		131,128
ASSESSED VALUE		422,872
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		422,872
TOTAL JUST VALUE		554,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1304	5/04/2017	WD	U	I	11	100
GRANTOR: BEAUCHAMP LOIS N						
GRANTEE: WINSTEAD LANE NICHE						
0777/0205	11/18/1996	WD	Q	I		82,000
GRANTOR: PELUSO JOANNE M						
GRANTEE: BEAUCHAMP LOIS N &						

EXTRA FEATURES															BLD DATE			LGL DATE														
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	XF DATE	LAND DATE	AG DATE													
1163 BEACH WALKER RD, FERNANDINA BEACH																																

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