

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GOLFCOURSE	GOLFCOURSE 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		3 100
User Defined	REMODEL	REMODEL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC		10012.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
TOTALS	1,690	1,690

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		8316000		1,690		1974	1974	100	100	0		
1 CONDO - 0% - 0												
HX Base Yr												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 5			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			719,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			719,000
SOH/AGL Deduction			157,769
ASSESSED VALUE			561,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			561,231
TOTAL JUST VALUE			719,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			678,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007758	REPAIR/RRF	22,000	12/20/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2759/178	12/17/2024	WD	U	I	11	100	
GRANTOR: BENDER WILLIAM T & MA							
GRANTEE: WTB & MJB COMMUNITY							
2156/0042	11/01/2017	WD	Q	I	01	375,000	
GRANTOR: ASTOR ERIC R & KARI A							
GRANTEE: BENDER WILLIAM T &							

EXTRA FEATURES																
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
2008 BEACH WOOD RD, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
0																								