

VILLA UNIT 2095
IN OR 1061/1933
BEACH WOOD VILLAS

ARMSTRONG C W JR & GAYE N
130 SPALDING MILL
ATLANTA, GA 30350

2025

01-6N-29-V160-2095-0000


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	8316000			1,690				1974	1974	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										HX Base Yr				
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															
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													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	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
B25158	REMODEL	1,700	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/1933	6/12/2002	WD	Q	I		390,000
GRANTOR: BECKHAM CHERYL C						
GRANTEE: ARMSTRONG C W JR &						
0903/1250	10/14/1999	DG	Q	I	01	100
GRANTOR: BECKHAM PAUL D						
GRANTEE: BECKHAM CHERYL C						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV