

VILLA UNIT 2122
BEACH WOOD VILLAS

GREENE JOHN P & DIANE T
3 ANNETTE CT
PLAINVIEW, NY 11803

2025

01-6N-29-V160-2122-0000



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	VALUATION SUMMARY				
Floor		4 100	83	16000		1,210			1974	1974	100	100		0	STANDARD				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												HX Base Yr				
Location	CORNER	CORNER 100																	
View	WOODS	WOODS 100																	
Desirability	FLOOR	4TH FLOOR 100																	
Balcony	FOP/PATIO	FOP/PATIO 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	10012.00																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS	1,210			1,210															

EXTRA FEATURES			TOTAL OB/XF													
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	
2122 BEACH WOOD RD, FERNANDINA BEACH																
									BLD DATE				LGL DATE			
									XF DATE				LAND DATE			
									INC DATE				AG DATE			
0																

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/1610	6/10/2021	WD Q	Q	I	01	399,000
GRANTOR: SANTELLI LOUIS A						
GRANTEE: GREENE JOHN P & DIA						
2266/0072	4/02/2019	WD U	U	I	11	100
GRANTOR: 2122 BEACHWOOD HOLDIN						
GRANTEE: SANTELLI LOUIS A						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION			TOTAL OB/XF											OTHER ADJUSTMENTS AND NOTES										
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	