UNIT 281
IN OR 2175/1033
SANDCASTLES OR 359/238

HASTINGS ALISON ARMINE
6771 CADENCE BLVD
SANDY SPRINGS, GA 30328

2025

01-6N-29-V17A-0281-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH FLOOR 100
Balcony	OPEN	OPEN 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	10009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,562			1,562	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8317021		1,562				1982	1982	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

322/323 SANDCASTLES CT, 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	867,680
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	867,680
SOH/AGL Deduction	81,341
ASSESSED VALUE	786,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	786,339
TOTAL JUST VALUE	867,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	859,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22642	REMODEL	36,000	07/01/2009
P014627	OTHER	456	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/1033	1/25/2018	QC	U	I	11	100
GRANTOR: HASTINGS JAMES E & CO						
GRANTEE: HASTINGS ALISON ARM						
0887/1398	6/17/1999	WD	Q	I		285,000
GRANTOR: WALLACE RONALD D						
GRANTEE: HASTINGS JAMES E &						

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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS