

VILLA 1201
IN OR 1921/109
LAGOON VILLA CONDOMINIUM

HUNDLEY MORGAN S TRUSTEE
1201 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V290-1201-0000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	LAKE	LAKE 100
Balcony	FEP	FEP 180 100
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		10004.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
TOTALS	1,250	1,250

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
8329000		1,250				1973	1973	100	100	0														
1 CONDO - 100% - 2015																								
HX Base Yr 2015																								
1201 BEACH WALKER RD, FERNANDINA BEACH																								
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 5		Tax Dist:				
BUILDING MARKET VALUE				524,000		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				524,000		
SOH/AGL Deduction				305,002		
ASSESSED VALUE				218,998		
TOTAL EXEMPTION VALUE				55,722		
BASE TAXABLE VALUE				163,276		
TOTAL JUST VALUE				524,000		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				534,000		
PERMIT NUM				DESCRIPTION		
B1428988				REMODEL		
				AMT 34,000		
				ISSUED 06/27/2014		
SALES DATA						
OFF RECORD Number		DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1921/0109		5/21/2014	WD Q	I	01	280,000
GRANTOR: LYONS JESSE M & BONNI						
GRANTEE: HUNDLEY MORGAN S TR						
0556/0484		11/04/1988	WD U	I		130,000
GRANTOR: WARRICK WOODWARD A						
GRANTEE: LYONS JESSE M						
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																									