

VILLA 1216
LAGOON VILLA CONDOMINIUM
OR 147/577

WATTS MICHAEL & VICTORIA
4190 OLD OAKS TRACE
CUMMING, GA 30041

2025

01-6N-29-V290-1216-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	GOLFCOURSE	GOLFCOURSE 100	
Balcony	FEP 180	FEP 180 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	

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 - 0% - 2025											
HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			0
ASSESSED VALUE			524,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			524,000
TOTAL JUST VALUE			524,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			534,000

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002435	REPAIR/RRF	3,500	04/01/2000
0356	REMODEL	2,500	07/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/429	2/12/2024	WD	Q	I	01	615,000
GRANTOR: PARTRIDGE BEN W						
GRANTEE: WATTS MICHAEL & VIC						
2378/1852	7/23/2020	WD	Q	I	01	390,000
GRANTOR: WRIGHT HOWELL FRANKLI						
GRANTEE: PARTRIDGE BEN W						

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
1216 BEACH WALKER RD, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

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
0																								

BUILDING NOTES			
BUILDING DIMENSIONS			

REVIEW DATE 01/29/2025 BY JW																													
Total Acres: 0.00						Total Land Value: 0						Market: 0						Agricultural: 0						Common: 0					