

UNIT 1400
IN OR 832/1124
WINDSONG OR 326/16

KOCH DONALD L TRUSTEE
1400 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V30A-1400-0000


ELEMENT		CD	CONSTRUCTION	
Floor			1	100
Recreation	POOL		POOL	100
Location		END	END	100
View	GC/OCEAN		GC/OCEAN	100
Balcony	PATIO/DECK		PATIO/DECK	100
Parking	ATT GARAGE		ATT GARAGE	100
Bedrooms			3	100
Bathrooms			3.5	100
Oth Rooms			3	100
User De	COND		COND	100
Quality 03 Quality Level 03				
DOR CODE 0400 CONDOMINIUM				
MAP NUM MKT AREA 10				
NEIGHBORHOOD/LOC 10008.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
SUBAREA MARKET VALUE				
TOTALS 2,438 2,438				

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
8330021		2,438				1980	1980	100	100	0							
1 CONDO - 100% - 1999 HX Base Yr 1999																	
1400 BEACH WALKER RD, FERNANDINA BEACH																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	
L	OB/XF	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
TOTAL OB/XF 0																	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				1,418,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				1,418,000	
SOH/AGL Deduction				788,106	
ASSESSED VALUE				629,894	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				579,172	
TOTAL JUST VALUE				1,418,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,404,000	
PERMIT NUM				DESCRIPTION	
B0922927				REPAIR/RRF	
AMT				ISSUED	
11,250				10/01/2009	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0832/1124	5/05/1998	WD Q	I		377,000
GRANTOR: PINKERTON ELIZABETH B					
GRANTEE: KOCH DONALD L TRUST					
0327/0308	12/01/1980	WD Q	V		237,000
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION												TOTAL OB/XF												
L	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