UNIT 1412
IN OR 2027/1140
WINDSONG OR 326/16

MCGUINN PENELOPE & ROBERT L/E/
1412 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V30A-1412-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GC/OCEAN	GC/OCEAN 100
Balcony	PATIO/DECK	PATIO/DECK 100
Parking	DET GARAGE	DET GARAGE 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		4 100
User Defined	ORIG COND	ORIG 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	1,966			1,966	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8330021		1,966				1980	1980	100	100	0		

1 CONDO – 100% - 2006 HX Base Yr 2006

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

1412 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,441,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,441,000
SOH/AGL Deduction	809,514
ASSESSED VALUE	631,486
TOTAL EXEMPTION VALUE	HX HB VX VP 458,757
BASE TAXABLE VALUE	172,729
TOTAL JUST VALUE	1,441,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,427,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1140	2/05/2016	WD	U	I	11	100
GRANTOR: MCGUINN PENELOPE A &						
GRANTEE: SAMPLES SHAUN MCGUI						
1378/1054	1/03/2006	WD	U	I	21	500,000
GRANTOR: MCGUINN ROBERT & PENE						
GRANTEE: MCGUINN PENELOPE A						

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