UNIT 1419
WINDSONG OR 326/16

TURNER MICHAEL H
416 BELFLOWER RD
TIFTON, GA 31794

**2025**

**01-6N-29-V30A-1419-0000**

## 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 | | 3 100 |
| 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 | 1,535 | | | 1,535 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8330021 | | 1,535 | | | | 1980 | 1980 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0

HX Base Yr

1419 BEACH WALKER RD, 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 | 949,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 949,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 949,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 949,000 |
| TOTAL JUST VALUE | 949,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 940,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2798/782 | 7/02/2025 | WD | Q | I | 01 | 1,150,000 |
| GRANTOR: PARKS JAMES S & CRIST | | | | | | |
| GRANTEE: TURNER MICHAEL H | | | | | | |
| 2436/1011 | 2/22/2021 | WD | Q | I | 01 | 875,000 |
| GRANTOR: BUSCH JAMES C LIVING | | | | | | |
| GRANTEE: PARKS JAMES S & CRI | | | | | | |

## 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