UNIT 1422
IN OR 570/960
WINDSONG OR 326/16

CARRUTH JOINT REVOCABLE TRUST/CARRUTH ALBERTA G TR
2708 CHIEFTAIN RUN
DULUTH, GA 30097

2025

01-6N-29-V30A-1422-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	COURTYARD	COURTYARD 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 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	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% - 2015 HX Base Yr 2015

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

1422 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,134,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,134,400
SOH/AGL Deduction		442,192
ASSESSED VALUE		692,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		641,486
TOTAL JUST VALUE		1,134,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,123,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22749	REMODEL	50,000	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1016	4/03/2023	QC	U	I	11	100
GRANTOR: CARRUTH ALBERTA A						
GRANTEE: CARRUTH JOINT REVOC						
0570/0960	5/23/1989	WD	Q	I	01	100
GRANTOR: CARRUTH HERMAN F JR						
GRANTEE: CARRUTH ALBERTA 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