

UNIT 1430
IN OR 2095/948
WINDSONG OR 326/16

BEARDEN JAMES W & SHEILA S
337 CANTON STONE DR
FRANLIN, TN 37067

2025

01-6N-29-V30A-1430-0000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Floor	4 100
Recreation	POOL POOL 100
Location	END END 100
View	OCEANVW/CY OCEANVW/CY 100
Desirability	FLOOR 4TH FLOOR 100
Balcony	FOP FOP 100
Parking	OPEN OPEN 100
Bedrooms	2 100
Bathrooms	2.5 100
Oth Rooms	2 100
User Defined	COND ORIG COND 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8330021		1,781				1980	1980	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,065,750	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,065,750	
SOH/AGL Deduction		128,916	
ASSESSED VALUE		936,834	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		936,834	
TOTAL JUST VALUE		1,065,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,055,250	

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	1,781			1,781	

1430 BEACH WALKER RD, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00128	REMODEL	6,500	05/18/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/0948	1/19/2017	WD	Q	I	01	630,000
GRANTOR: COMEY MARY JAYNE REV						
GRANTEE: BEARDEN JAMES W & S						
2019/1417	12/17/2015	WD	U	I	11	100
GRANTOR: COMEY MARY JAYNE						
GRANTEE: MAY JAYNE COMEY REV						

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
1430 BEACH WALKER RD, FERNANDINA BEACH																
TOTALS																

BUILDING NOTES	

BUILDING DIMENSIONS	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV