UNIT 1431
IN OR 2765/1865
WINDSONG OR 326/16

1431 WINDSONG LLC
35 SALT HAMMOCK CT
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V30A-1431-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEANVW/CY	OCEANVW/CY 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		2 100
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	1,730			1,730	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8330021		1,730				1980	1980	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

1431 BEACH WALKER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,105,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,105,500
SOH/AGL Deduction	134,684
ASSESSED VALUE	970,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	970,816
TOTAL JUST VALUE	1,105,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,094,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1865	1/23/2025	WD	U	I	11	100
GRANTOR: BEACOM AMY M REV TRUS						
GRANTEE: 1431 WINDSONG LLC						
2148/0379	9/15/2017	WD	U	I	11	100
GRANTOR: BEACOM JOSEPH J & AMY						
GRANTEE: BEACOM AMY M REVOCA						

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