VILLA UNIT 904
MARINERS WALK VILLAS

HAWKINS KATHERINE GAIL
1329 SPRATLIN MILL DR
HULL, GA 30646

**2026**

00-00-30-0370-0904-0000

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View Lump Sum | WOODS | WOODS 100 |
| Balcony | FEP | FEP 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 3 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0400 | CONDOMINIUM |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 3018.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,450 | | | 1,450 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0370000 | | 1,450 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO 0% - 0 HX Base Yr

1774 MARINERS WALK, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 489,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 489,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 489,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 489,000 |
| TOTAL JUST VALUE | 489,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 514,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2565/0025 | 5/23/2022 | WD | Q | I | 01 | 515,000 |
| GRANTOR: BRESKO LAURA L & | | | | | | |
| GRANTEE: HAWKINS KATHERINE G | | | | | | |
| 1460/0494 | 11/20/2006 | WD | Q | I | | 285,000 |
| GRANTOR: MURPHY ELEANOR F TRUS | | | | | | |
| GRANTEE: BRESKO LAURA L & BR | | | | | | |

## 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 07/09/2026 BY SYS