VILLA UNIT 919
MARINERS WALK VILLAS

OPENDOOR PROPERTY TRUST I
1295 W WASHINGTON ST STE 115
TEMPE, AZ 85288

2026

00-00-30-0370-0919-0000

NASSAU COUNTY PROPERTY

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 175	FEP 175 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		3 100
User Defined	REMODEL	REMODEL 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 100% - 2018 HX Base Yr

1791 MARINERS WALK, FERNANDINA BEACH

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

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		60,136
ASSESSED VALUE		428,864
TOTAL EXEMPTION VALUE	13	428,864
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		489,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1836	N/A	2,100	06/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/220	3/27/2026	WD	Q	I	01	456,000
GRANTOR: WILLIAMSON DAVID B						
GRANTEE: OPENDOOR PROPERTY T						
2128/1417	6/16/2017	WD	Q	I	01	228,000
GRANTOR: CROSSLEY BRIAN L & JO						
GRANTEE: WILLIAMSON DAVID B						

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