UNIT 234
IN OR 2109/1223
SANDCASTLES OR 367/371

MILHOUS CHRISTOPHER A & JESSICA A
315 WATERSIDE DR
BLAIRSVILLE, GA 30512

2026

01-6N-29-V17B-0234-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		7 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	7TH FLOOR	7TH FLOOR 100
Balcony	OPEN	OPEN 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,562			1,562	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8317022		1,562				1982	1982	100	100	0		

1 CONDO 0% - 0 HX Base Yr

250/251 SANDCASTLES CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,017,320
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,017,320
SOH/AGL Deduction	152,347
ASSESSED VALUE	864,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,973
TOTAL JUST VALUE	1,017,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	867,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011437	REMODEL	35,000	12/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/1223	3/28/2017	WD	Q	I	01	540,000
GRANTOR: HALL PEGGY R						
GRANTEE: MILHOUS CHRISTOPHER						
1492/1771	4/17/2007	QC	Q	I	06	100
GRANTOR: JONES CECIL JR & LEIG						
GRANTEE: HALL W DON & PEGGY						

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