VILLA 1201
IN OR 1921/109
LAGOON VILLA CONDOMINIUM

HUNDLEY MORGAN S TRUSTEE
1201 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

2026

01-6N-29-V290-1201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	LAKE	LAKE 100
Balcony FEP	180	FEP 180 100
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 10004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,250			1,250	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8329000		1,250				1973	1973	100	100	0		

1 CONDO 100% - 2015 HX Base Yr 2015

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

1201 BEACH WALKER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		525,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		525,000
SOH/AGL Deduction		300,089
ASSESSED VALUE		224,911
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		168,500
TOTAL JUST VALUE		525,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428988	REMODEL	34,000	06/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0109	5/21/2014	WD	Q	I	01	280,000
GRANTOR: LYONS JESSE M & BONNI						
GRANTEE: HUNDLEY MORGAN S TR						
0556/0484	11/04/1988	WD	U	I		130,000
GRANTOR: WARRICK WOODWARD A						
GRANTEE: LYONS JESSE M						

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