VILLA 1216
LAGOON VILLA CONDOMINIUM
OR 147/577

VMW HOLDINGS LLC
4190 OLD OAKS TRACE
CUMMING, GA 30041

2026

01-6N-29-V290-1216-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	GOLFCOURSE	GOLFCOURSE 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 0% - 2026 HX Base Yr

1216 BEACH WALKER RD, 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	525,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	525,000
SOH/AGL Deduction	0
ASSESSED VALUE	525,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	525,000
TOTAL JUST VALUE	525,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002435	REPAIR/RRF	3,500	04/01/2000
0356	REMODEL	2,500	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2837/1537	11/15/2025	QC	U	I	11	100
GRANTOR: WATTS MICHAEL & VICTO						
GRANTEE: VMW HOLDINGS LLC						
2694/429	2/12/2024	WD	Q	I	01	615,000
GRANTOR: PARTRIDGE BEN W						
GRANTEE: WATTS MICHAEL & VIC						

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