COMMERCIAL UNIT 102 CABANA BAR
PT OR 2122/1728
THE AMELIA RESORT CONDO

AMELIA ISLAND HOSPITALITY LLC
113 BAYBRIDGE DR
GULF BREEZE, FL 32561

2023

00-00-31-103R-C121-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	NONE	NONE 100
Parking	U/G GARAGE	U/G GARAGE 100
Quality	03	Quality Level 03

DOR CODE	0400 CONDOMINIUM
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1102.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1037300		0				2007	2007	100	100	0		

1 CONDO – 0% - 0 SQFT=96 HX Base Yr

2900 ATLANTIC AV, 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: 2	Tax Dist:
BUILDING MARKET VALUE	100
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	100
SOH/AGL Deduction	0
ASSESSED VALUE	100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100
TOTAL JUST VALUE	100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1728	5/26/2017	SW	Q	I	05	6,916,500
GRANTOR: 2900 ATLANTIC LLC						
GRANTEE: AMELIA ISLAND HOSPI						
1879/1221	9/13/2013	SW	Q	I	05	1,922,800
GRANTOR: HAVEN TRUST PROPERTIE						
GRANTEE: 2900 ATLANTIC LLC						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS