

GARAGE UNIT G-1
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

AMELIA INVEST LLC
201 E MCBEE AVE, SUITE 202
GREENVILLE, SC 29601-2886

2023

27-2N-28-004L-00G1-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																		
Parking	DET	GARAGE	DET	GARAGE	100	0045300		0																										
1 CONDO - 0% - 0															SQFT=264										HX Base Yr									
Quality															03 Quality Level 03																			
DOR CODE															0403 CONDO GRG/PRK SPACES																			
MAP NUM															MKT AREA										04									
NEIGHBORHOOD/LOC															4010.00																			
AREA TYPE															TOTAL GROSS AREA										PCT OF BASE									
TOT ADJ AREA															SUBAREA MARKET VALUE																			
TOTALS															0										0									
EXTRA FEATURES															PARADISE COMMONS, FERNANDINA BEACH																			
L N															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									
L N															USE CODE										CLS									
LAND USE DESCRIPTION															CAP										R D									
LOC ZONE															FRONT										DEPTH									
TOT LND UTS															UNIT TYPE										D T									
DPHT FACT															% COND										TOT ADJ									
UNIT PRICE															ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES															YEAR										DENSITY									
DECL															FRZ										YR									
CONSRV																																		
REVIEW DATE															10/08/2021										BY									
JW															Total Acres: 0.00										Total Land Value: 0									
Market: 0															Agricultural: 0										Common: 0									
PRINTED 08/02/2023 BY SYS																																		