UNIT 317
IN OR 2038/1890
AMELIA LAKES @ FDNA BEACH

LADROW JOSEPH ALLEN
30970 PARADISE COMMONS #317
FERNANDINA BEACH, FL 32034

2023

27-2N-28-004L-0317-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	FITNESS CT	FITNESS CT 100
Recreation	GAMEROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0045300		0				2000	2000	100	100	0		

1 CONDO – 100% - 2017 SQFT=1143 HX Base Yr 2017

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

30970 PARADISE COMMONS, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		206,000
SOH/AGL Deduction		96,086
ASSESSED VALUE		109,914
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,914
TOTAL JUST VALUE		206,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/1890	4/08/2016	WD	Q	I	02	113,000
GRANTOR: SEELEY DONALD M & ANN						
GRANTEE: LADROW JOSEPH ALLEN						
1449/1663	10/05/2006	WD	Q	I		164,500
GRANTOR: AMELIA INVEST LLC						
GRANTEE: SEELEY DONALD M & A						

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