

UNIT 328
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

AHMAD FAMILY REVOCABLE TRUST/AHMED NADIRA I TRUSTE
114 E CAMELOT DR
PALATKA, FL 32177

2023

27-2N-28-004L-0328-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Floor				2 100		0045300				0								2000		2000		100		100		0				VALUATION BY STANDARD									
Recreation		FITNESS CT		FITNESS CT 100		1		CONDO		- 100%		- 2021				SQFT=1181						HX		Base Yr		2021				Tax Group: 4 Tax Dist:									
Recreation		GAMEROOM		GAMEROOM 100																										BUILDING MARKET VALUE 206,000									
Recreation		POOL		POOL 100																										TOTAL MARKET OB/XF VALUE 0									
Location		CORNER		CORNER 100																										TOTAL LAND VALUE - MARKET 0									
View Lump		TYPICAL		TYPICAL 100																										TOTAL MARKET VALUE 206,000									
Balcony		FSP		FSP 100																										SOH/AGL Deduction 81,814									
Parking		OPEN		OPEN 100																										ASSESSED VALUE 124,186									
Bedrooms				2 100																										TOTAL EXEMPTION VALUE HX HB WR 55,000									
Bathrooms				2 100																										BASE TAXABLE VALUE 69,186									
Oth Rooms				2 100																										TOTAL JUST VALUE 206,000									
User Def		FIREPLACE		FIREPLACE 100																										NCON VALUE 0									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE 171,000									