

UNIT 901
 AMELIA LAKES @ FDNA BEACH
 CONDO OR 1344/1628

PERRY VALERIE L GONSALVES
 31255 PARADISE COMMONS #901
 FERNANDINA BEACH, FL 32034

2023

27-2N-28-004L-0901-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation	FITNESS CT	FITNESS CT 100	
Recreation	GAMEROOM	GAMEROOM 100	
Recreation	POOL	POOL 100	
Location	END	END 100	
View Lump Sum	LAKE	LAKE 100	
Desirability	FLOOR	1ST FLOOR 100	
Balcony	FSP	FSP 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	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 - 0% - 0			SQFT=1178			HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			254,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			254,000
SOH/AGL Deduction			39,500
ASSESSED VALUE			214,500
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			214,500
TOTAL JUST VALUE			254,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24227	REMODEL	7,465	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1321	11/04/2021	WD	Q	I	01	239,000
GRANTOR: DOWNS JEFFREY K & BON						
GRANTEE: PERRY VALERIE L GON						
1368/1929	11/23/2005	WD	Q	I		226,400
GRANTOR: AMELIA INVEST LLC						
GRANTEE: DOWNS JEFFREY K & B						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES																										
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										
31255 PARADISE COMMONS, FERNANDINA BEACH																										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																								
XF DATE		LAND DATE																								
INC DATE		AG DATE																								

LAND DESCRIPTION										TOTAL OB/XF														
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