

UNIT 923
IN OR 2153/591
AMELIA LAKES @ FDNA BEACH

SHALIMAR ESTATES LLC
85292 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-004L-0923-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	DESCRIPTION	QUANTITY
Floor		2 100	0045300
Recreation	FITNESS CT	FITNESS CT 100	
Recreation	GAMEROOM	GAMEROOM 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump	TYPICAL	TYPICAL 100	
Balcony	FSP	FSP 100	
Parking	OPEN	OPEN 100	
Bedrooms		1 100	
Bathrooms		1 100	
Oth Rooms		2 100	
User Defined	FIREPLACE	FIREPLACE 100	
TOTALS 0 0			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 CONDO - 0%		0				2000	2000	100	100	0	
SQFT=806						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			173,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			173,000
SOH/AGL Deduction			43,530
ASSESSED VALUE			129,470
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,470
TOTAL JUST VALUE			173,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,000

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

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="0" style="width:100%"> <tr> <td style="width:10%">BLD DATE</td> <td style="width:10%">LGL DATE</td> <td colspan="13"></td> </tr> <tr> <td>XF DATE</td> <td>LAND DATE</td> <td colspan="13"></td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> <td colspan="13"></td> </tr> </table>															BLD DATE	LGL DATE														XF DATE	LAND DATE														INC DATE	AG DATE													
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/0591	10/23/2017	QC	U	I	11	100
GRANTOR: NAWAZ MOIN & LALARUKH						
GRANTEE: SHALIMAR ESTATES LL						
1741/1312	6/07/2011	WD	U	I	11	48,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: NAWAZ MOIN & LALARU						

BUILDING NOTES

BUILDING DIMENSIONS

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
<table border="0" style="width:100%"> <tr> <td style="width:15%">REVIEW DATE</td> <td style="width:15%">10/08/2021</td> <td style="width:10%">BY</td> <td style="width:10%">JW</td> <td style="width:15%">Total Acres: 0.00</td> <td style="width:15%">Total Land Value: 0</td> <td style="width:15%">Market: 0</td> <td style="width:15%">Agricultural: 0</td> <td style="width:15%">Common: 0</td> <td colspan="7">PRINTED 08/02/2023 BY SYS</td> </tr> </table>																									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						
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