



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		1 100	0045300		0				2000	2000	100	100	0		VALUATION BY	STANDARD				
Recreation	CT	FITNESS CT 100	1 CONDO - 0% - 0											Tax Group: 4	Tax Dist:					
Recreation	ROOM	GAMEROOM 100	SQFT=1143											BUILDING MARKET VALUE				206,000		
Recreation	POOL	POOL 100												TOTAL MARKET OB/XF VALUE				0		
Location	INTERIOR	INTERIOR 100												TOTAL LAND VALUE - MARKET				0		
View Lump	TYPICAL	TYPICAL 100												TOTAL MARKET VALUE				206,000		
Desirability	FLOOR	1ST FLOOR 100												SOH/AGL Deduction				63,198		
Balcony	FSP	FSP 100												ASSESSED VALUE				142,802		
Parking	OPEN	OPEN 100												TOTAL EXEMPTION VALUE				0		
Bedrooms		2 100												BASE TAXABLE VALUE				142,802		
Bathrooms		2 100												TOTAL JUST VALUE				206,000		
Oth Rooms		3 100												NCON VALUE				0		
														INCOME VALUE						
														PREVIOUS YEAR MKT VALUE				171,000		
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																	

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1627/1832	6/26/2009	WD U I	30	2,830,571
GRANTOR: AMELIA INVEST LLC				
GRANTEE: AMELIA LAKES CONDOS				

EXTRA FEATURES															BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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				
23699 BAHAMA PT, FERNANDINA BEACH																				

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

REVIEW DATE															PRINTED 08/02/2023 BY SYS									
10/08/2021																								