

UNIT 1113
IN OR 2209/111
AMELIA LAKES @ FDNA BEACH

LANDLOCKED MERMAID LLC
2193 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-004L-1113-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation	FITNESS CT	FITNESS CT 100	
Recreation	GAMEROOM	GAMEROOM 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump	TYPICAL	TYPICAL 100	
Desirability	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 - 0% - 0			SQFT=1143			HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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			44,949
ASSESSED VALUE			161,051
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			161,051
TOTAL JUST VALUE			206,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17451	H/AC	0	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0111	5/12/2018	QC	U	I	11	100
GRANTOR: SEIGNIOUS GEORGE & LO						
GRANTEE: LANDLOCKED MERMAID						
1829/1816	12/13/2012	WD	Q	I	01	89,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: SEIGNIOUS GEORGE &						

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						
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV