

UNIT 1115
IN OR 2206/1157
AMELIA LAKES @ FDNA BEACH

ROBBINS CYNTHIA E
23699 BAHAMA POINT APT 1115
FERNANDINA BEACH, FL 32034

2023

27-2N-28-004L-1115-0000


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		
Floor		1 100		0045300		0				2000	2000	100	100	0			
Recreation	CT	FITNESS CT 100		1 CONDO - 0% - 2023													
Recreation	GAMEROOM	GAMEROOM 100		SQFT=1181													
Recreation	POOL	POOL 100		HX Base Yr													
Location	CORNER	CORNER 100															
View Lump	BEACH	BEACH 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												

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		0
ASSESSED VALUE		206,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		206,000
TOTAL JUST VALUE		206,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24469	REPAIR/RRF	2,980	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2206/1157	6/18/2018	WD Q	I	01	165,000	
GRANTOR: POPE DARRYL & KIM						
GRANTEE: ROBBINS CYNTHIA E						
1684/1109	6/10/2010	WD U	I	12	93,000	
GRANTOR: FEDERAL HOMES LOAN MO						
GRANTEE: POPE DARRYL & KIM						

EXTRA FEATURES															BLD DATE			LGL 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	XF DATE	LAND DATE	AG DATE													
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