

UNIT 1128  
 AMELIA LAKES @ FDNA BEACH  
 CONDO OR 1344/1628

SKRADSKI THOMAS & TERRI  
 4635 18TH ROAD  
 ESCANABA, MI 49829

**2023**

27-2N-28-004L-1128-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Floor		2	100
Recreation	FITNESS	CT	FITNESS CT 100
Recreation	GAMEROOM		GAMEROOM 100
Recreation	POOL		POOL 100
Location	CORNER		CORNER 100
View Lump Sum	LAKE		LAKE 100
Balcony	FSP		FSP 100
Parking	OPEN		OPEN 100
Bedrooms		2	100
Bathrooms		2	100
Oth Rooms		2	100
User Defined	FIREPLACE		FIREPLACE 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=1181			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				17,900	
ASSESSED VALUE				188,100	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				188,100	
TOTAL JUST VALUE				206,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				171,000	
PERMIT NUM				DESCRIPTION	
				AMT	
				ISSUED	
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2429/0432	1/29/2021	WD Q	I	01	157,000
GRANTOR: SISTI ANTHONY W & CAS					
GRANTEE: SKRADSKI THOMAS & T					
1856/0648	5/08/2013	QC U	I	11	100
GRANTOR: SISTI ANTHONY W					
GRANTEE: SISTI ANTHONY W & C					
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
23699 BAHAMA PT, FERNANDINA BEACH													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	
TOTALS 0 0													TOTAL OB/XF 0			

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	