UNIT 1214
IN OR 1432/1578
AMELIA LAKES @ FDNA BEACH

GILCHRIST CAROL M
23671 BAHAMA POINT #1214
FERNANDINA BEACH, FL 32034

2023

27-2N-28-004L-1214-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation FITN	ESS CT	FITNESS CT 100
Recreation GAME	ROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location INTER	IOR	INTERIOR 100
View Lump Sum TYPI	CAL	TYPICAL 100
Desirability 1ST	FLOOR	1ST FLOOR 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		1 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4010.00	

0045300

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
		0				2000	2000	100	100	0		

1 CONDO – 100% - 2007 SQFT=806 HX Base Yr 2007

23671 BAHAMA PT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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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		118,802
ASSESSED VALUE		54,198
TOTAL EXEMPTION VALUE	HX HB	29,198
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		173,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1578	7/28/2006	WD	Q	I		116,800

GRANTOR: AMELIA INVEST LLC

GRANTEE: GILCHRIST CAROL M

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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