

UNIT 1221  
 PT OR 2281/1131  
 AMELIA LAKES @ FDNA BEACH

BENNETT FAMILY TRUST/BENNETT DEREK J TRUSTEE  
 855 LAGUNA DRIVE  
 FERNANDINA BEACH, FL 32034

**2023**

27-2N-28-004L-1221-0000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Floor		2	100
Recreation	BUSINESS	CT	FITNESS CT 100
Recreation	GAMEROOM		GAMEROOM 100
Recreation	POOL		POOL 100
Location	INTERIOR		INTERIOR 100
View Lump Sum	LAKE		LAKE 100
Balcony	FSP		FSP 100
Parking	OPEN		OPEN 100
Bedrooms		1	100
Bathrooms		1	100
Oth Rooms		2	100
User Defined	FIREPLACE		FIREPLACE 100
<b>TOTALS</b>			
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

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=806			HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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		50,231	
ASSESSED VALUE		122,769	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		122,769	
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
2281/1131	6/10/2019	WD	U	I	11	100
GRANTOR: BENNETT DEREK J & MAR						
GRANTEE: BENNETT FAMILY TRUS						
1359/1667	10/19/2005	WD	Q	I		131,900
GRANTOR: AMELIA INVEST LLC						
GRANTEE: BENNETT DEREK J & M						

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	
23671 BAHAMA PT, FERNANDINA BEACH												BLD DATE		LGL DATE			
												XF DATE		LAND DATE			
												INC DATE		AG DATE			
TOTALS												0		0			

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