

UNIT 1227  
 AMELIA LAKES @ FDNA BEACH  
 CONDO OR 1344/1628

DUNLEAVY JOHN M/FORRESTER COLLEEN J  
 634 RIVER BLUFF CIR  
 GEORGETOWN, TX 78626

2023

27-2N-28-004L-1227-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
CONSTRUCTION	
Floor	2 100
Recreation FITNESS	CT FITNESS CT 100
Recreation GAMEROOM	GAMEROOM 100
Recreation POOL	POOL 100
Location INTERIOR	INTERIOR 100
View Lump TYPICAL	TYPICAL 100
Balcony FSP	FSP 100
Parking OPEN	OPEN 100
Bedrooms	1 100
Bathrooms	1 100
Oth Rooms	2 100
User Defined FIREPLACE	FIREPLACE 100

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Valuation Group: 4	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		43,530	
ASSESSED VALUE		129,470	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		129,470	
TOTAL JUST VALUE		173,000	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		133,000	

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	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0039	12/16/2020	WD	Q	I	01	127,500
GRANTOR: FRIEDMAN LILIANA C &						
GRANTEE: DUNLEAVY JOHN M & C						
2398/0428	8/28/2020	WD	U	I	11	100
GRANTOR: DE PENA CLARA JULIA G						
GRANTEE: DE PENA CLARA JULIA						

23671 BAHAMA PT, FERNANDINA BEACH

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

BUILDING NOTES				

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

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		