UNIT 1711
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

HUFFMAN DAWN M/HARBISTON JACQUELINE R
23509 BAHAMA POINT APT 1711
FERNANDINA BEACH, FL 32034

2023

27-2N-28-004L-1711-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	FITNESS CT	FITNESS CT 100
Recreation	GAMEROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lump Sum	LAKE	LAKE 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		3 100
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 – 100% - 2022 SQFT=1435 HX Base Yr 2022

23509 BAHAMA PT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		239,000
SOH/AGL Deduction		15,490
ASSESSED VALUE		223,510
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,510
TOTAL JUST VALUE		239,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24640	REMODEL	6,847	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1604	8/06/2021	WD	Q	I	01	255,000
GRANTOR: DUNFORD TIMOTHY ALAN						
GRANTEE: HUFFMAN DAWN M & JA						
2145/1580	9/07/2017	WD	Q	I	01	145,300
GRANTOR: BUTLER PAULA R						
GRANTEE: DUNFORD TIMOTHY ALA						

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