UNIT 126
PT OR 2122/1728
THE AMELIA RESORT CONDO

AMELIA ISLAND HOSPITALITY LLC
113 BAYBRIDGE DR
GULF BREEZE, FL 32561

**2024**

**00-00-31-103R-0126-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Location | END | END 100 |
| View | POOL | POOL 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | NONE | NONE 100 |
| Parking | U/G GARAGE | U/G GARAGE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Oth Rooms | | 1 100 |
| User Defined | FIREPLACE | FIREPLACE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0400 | CONDOMINIUM |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1102.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | 420 | | 420 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1037300 | | 420 | | | | 2007 | 2007 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

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

2900 ATLANTIC AV 126, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 107,391 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 107,391 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 107,391 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 107,391 |
| TOTAL JUST VALUE | 107,391 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,772 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2122/1728 | 5/26/2017 | SW | Q | I | 05 | 6,916,500 |
| GRANTOR: 2900 ATLANTIC LLC | | | | | | |
| GRANTEE: AMELIA ISLAND HOSPI | | | | | | |
| 1879/1221 | 9/13/2013 | SW | Q | I | 05 | 1,922,800 |
| GRANTOR: HAVEN TRUST PROPERTIE | | | | | | |
| GRANTEE: 2900 ATLANTIC LLC | | | | | | |

## 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 10/13/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS