

UNIT 818
IN OR 1943/1258
AMELIA LAKES @ FDNA BEACH

MORRISON KATHLEEN
31217 PARADISE COMMONS #818
FERNANDINA BEACH, FL 32034

2024

27-2N-28-004L-0818-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	FLOOR	1ST FLOOR 100	
Balcony	FSP	FSP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
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	1,181		1,181

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0045300		1,181				2000	2000	100	100	0		
1 CONDO - 100% - 2016												
HX Base Yr 2016												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			222,000
SOH/AGL Deduction			102,891
ASSESSED VALUE			119,109
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			69,109
TOTAL JUST VALUE			222,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015719	REPAIR/RRF	3,764	11/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1258	10/08/2014	WD	Q	I	02	105,000
GRANTOR: METCOFF ANDREA S & DO						
GRANTEE: MORRISON KATHLEEN						
1436/0489	8/10/2006	WD	Q	I		214,000
GRANTOR: AMELIA INVEST LLC						
GRANTEE: METCOFF ANDREA S						

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			
31217 PARADISE COMMONS 818, FERNANDINA BEACH																			

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	
0																									