UNIT 901
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

LARSEN FRANCES A
2126 CALAIS LANE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-004L-0901-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	FITNESS CT	FITNESS CT 100
Recreation	GAMEROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	END	END 100
View Lump Sum	LAKE	LAKE 100
Desirability	1ST 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	1,178		1,178	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0045300		1,178				2000	2000	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

31255 PARADISE COMMONS 901, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	255,000
SOH/AGL Deduction	0
ASSESSED VALUE	255,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,000
TOTAL JUST VALUE	255,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24227	REMODEL	7,465	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/48	6/28/2024	WD	Q	I	01	325,000
GRANTOR: FISCHER JEFFREY C TRU						
GRANTEE: LARSEN FRANCES A						
2677/263	11/01/2023	WD	Q	I	01	295,000
GRANTOR: PERRY VALERIE L GONSA						
GRANTEE: FISCHER JEFFREY C T						

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 08/06/2024 BY SYS