

UNIT 1012
IN OR 2164/1960
AMELIA LAKES @ FDNA BEACH

SALAZAR CARLOS A & NYDIA
23727 BAHAMA PT #1012
FERNANDINA BEACH, FL 32034

2024

27-2N-28-004L-1012-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1	100
Recreation	FITNESS CT		
Recreation	GAMEROOM		
Recreation	POOL		
Location	CORNER		
View	CLUBHOUSE		
Desirability	FLOOR		
Balcony	FSP		
Parking	OPEN		
Bedrooms			
Bathrooms			
Oth Rooms			
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	1,435		1,435

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0045300		1,435				2000	2000	100	100	0	
1 CONDO - 100% - 2019											
HX Base Yr 2019											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			240,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			240,000
SOH/AGL Deduction			130,915
ASSESSED VALUE			109,085
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			9,085
TOTAL JUST VALUE			240,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24226	REMODEL	6,847	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/1960	12/15/2017	WD	Q	I	01	150,000
GRANTOR: CLENDENEN FAMILY TRUS						
GRANTEE: SALAZAR CARLOS A &						
1984/0618	6/05/2015	WD	Q	I	02	138,900
GRANTOR: BOELTER DALE DOUGLAS						
GRANTEE: CLENDENEN FAMILY TR						

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
23727 BAHAMA PT 1012, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								