UNIT 1022
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

GREEN JOHN STALLINGS III
23727 BAHAMA POINT 1022
FERNANDINA BEACH, FL 32034

2024

27-2N-28-004L-1022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation FITNESS	CT	FITNESS CT 100
Recreation GAMEROOM		GAMEROOM 100
Recreation POOL		POOL 100
Location CORNER		CORNER 100
View Lump Sum TYPICAL		TYPICAL 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		3 100
User Defined FIREPLACE		FIREPLACE 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	1,435		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% - 2023 HX Base Yr 2023

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

23727 BAHAMA PT 1022, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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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	101,899
ASSESSED VALUE	138,101
TOTAL EXEMPTION VALUE	HX HB SX 100,000
BASE TAXABLE VALUE	38,101
TOTAL JUST VALUE	240,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1445	9/16/2022	WD	Q	I	01	295,900
GRANTOR: DOUCETTE MARSHALL R &						
GRANTEE: GREEN JOHN STALLING						
1986/1670	6/19/2015	WD	Q	I	02	130,000
GRANTOR: HEYTENS PAUL J SR & G						
GRANTEE: DOUCETTE MARSHALL R						

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