

UNIT 1202
 AMELIA LAKES @ FDNA BEACH
 CONDO OR 1344/1628

MILLER JAMES SMITH & DONNA MAUDE/MILLER JOHN ALDRI
 95639 ARBOR LANE
 FERNANDINA BEACH, FL 32034

2024

27-2N-28-004L-1202-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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
B24420	REPAIR/RRF	5,495	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0042	1/09/2023	WD	Q	I	01	292,000
GRANTOR: MCDANIEL COLLEEN P &						
GRANTEE: MILLER JAMES SMITH						
1567/0303	5/19/2008	WD	Q	I		162,000
GRANTOR: AMELIA INVEST LLC						
GRANTEE: MCDANIEL COLLEEN P						

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							
23671 BAHAMA PT 1202, 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	