

UNIT 1328
PT OR 1627/1832
AMELIA LAKES @ FDNA BEACH

AMELIA LAKES CONDOS LLC
463688 SR 200 #421
YULEE, FL 32097

2024

27-2N-28-004L-1328-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR										TYPE										STANDARD									
2 100										0045300										1,181									
Recreation FITNESS CT										1 CONDO - 0% - 0										HX Base Yr									
Recreation GAMEROOM																													
Recreation POOL																													
Location CORNER																													
View Lump TYPICAL																													
Balcony FSP																													
Parking OPEN																													
Bedrooms																													
Bathrooms																													
Oth Rooms																													
User Def FIREPLACE																													
FIREPLACE 100																													
Quality 03																													
Quality Level 03																													
DOR CODE 0400																													
CONDOMINIUM																													
MAP NUM																				04									
MKT AREA																													
NEIGHBORHOOD/LOC																				4010.00									
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
TOTALS																													
1,181																													
1,181																													
EXTRA FEATURES																													
23643 BAHAMA PT 1328, FERNANDINA BEACH																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
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																													
LAND DESCRIPTION																													
TOTAL OB/XF																				0									
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																													
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																													