

UNIT 813
PT OR 1627/1832
AMELIA LAKES @ FDNA BEACH

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

2025

27-2N-28-004L-0813-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR										0045300										1,143									
Recreation										1 CONDO - 0% - 0										HX Base Yr									
Recreation																													
Recreation																													
Location																													
View Lump																													
Desirability																													
Balcony																													
Parking																													
Bedrooms																													
Bathrooms																													
Oth Rooms																													
Quality										03										Quality Level 03									
DOR CODE										0400										CONDOMINIUM									
MAP NUM																				04									
NEIGHBORHOOD/LOC										4010.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
TOTALS										1,143										1,143									
EXTRA FEATURES										31217 PARADISE COMMONS										813, FERNANDINA BEACH									
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									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										01/14/2025										BY JW									
Total Acres:										0.00										Total Land Value:									
Market:										0										Agricultural:									
Common:										0										PRINTED 07/30/2025 BY SYS									