UNIT 818
IN OR 1943/1258
AMELIA LAKES @ FDNA BEACH

MORRISON KATHLEEN
31217 PARADISE COMMONS #818
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-0818-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation FITNESS	CT	FITNESS CT 100
Recreation GAMEROOM		GAMEROOM 100
Recreation POOL		POOL 100
Location CORNER		CORNER 100
View Lump Sum LAKE		LAKE 100
Desirability 1ST 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,181			1,181	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0045300		1,181				2000	2000	100	100	0		

1 CONDO – 100% - 2016 HX Base Yr 2016

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

31217 PARADISE COMMONS 818, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,440
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		226,440
SOH/AGL Deduction		103,877
ASSESSED VALUE		122,563
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,841
TOTAL JUST VALUE		226,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015719	REPAIR/RRF	3,764	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1258	10/08/2014	WD	Q	I	02	105,000
GRANTOR: METCOFF ANDREA S & DO						
GRANTEE: MORRISON KATHLEEN						
1436/0489	8/10/2006	WD	Q	I		214,000
GRANTOR: AMELIA INVEST LLC						
GRANTEE: METCOFF ANDREA S						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS