

UNIT 821
IN OR 1958/778
AMELIA LAKES @ FDNA BEACH

NEWMAN GREGORY J LIVING TRUST/NEWMAN GREGORY J TRU
315 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-0821-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	
Recreation	FITNESS CT	FITNESS CT 100	
Recreation	GAMEROOM	GAMEROOM 100	
Recreation	POOL	POOL 100	
Location	CORNER	CORNER 100	
View Lump Sum	LAKE	LAKE 100	
Balcony	FSP	FSP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
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	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 - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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			31,568
ASSESSED VALUE			194,872
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			194,872
TOTAL JUST VALUE			226,440
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23787	REPAIR/RRF	2,080	07/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1958/0778	12/30/2014	WD	U	I	11	100
GRANTOR: NEWMAN GREGORY J & CY						
GRANTEE: NEWMAN GREGORY J LI						
1466/0221	12/18/2006	WD	Q	I		190,000
GRANTOR: BURGESS MARGARET L						
GRANTEE: NEWMAN GREGORY J ET						

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
31217 PARADISE COMMONS 821, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

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