UNIT 827
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

MCFARRAN CHERYL ANN
31217 PARADISE COMMONS #827
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-0827-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	FITNESS	CT FITNESS CT 100
Recreation	GAMEROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		3 100
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	1,143			1,143	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0045300		1,143				2000	2000	100	100	0		

1 CONDO – 100% - 2020 HX Base Yr 2020

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

31217 PARADISE COMMONS 827, 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		80,921
ASSESSED VALUE		145,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,797
TOTAL JUST VALUE		226,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0868	5/02/2019	WD	Q	I	02	146,000
GRANTOR: KINARD LEONARD B & ME						
GRANTEE: MCFARRAN CHERYL ANN						
1353/0882	9/28/2005	WD	Q	I		158,400
GRANTOR: AMELIA INVEST LLC						
GRANTEE: KINARD LEONARD B &						

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