

UNIT 901
 AMELIA LAKES @ FDNA BEACH
 CONDO OR 1344/1628

LARSEN FRANCES A
 2126 CALAIS LANE
 FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-0901-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		1 100	0045300		1,178				2000	2000	100	100	0		
Recreation	CT	FITNESS CT 100	1 CONDO - 0% - 2025												
Recreation	GAMEROOM	GAMEROOM 100	HX Base Yr												
Recreation	POOL	POOL 100													
Location	END	END 100													
View Lump Sum	LAKE	LAKE 100													
Desirability	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	1,178			1,178											

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,100
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		260,100
SOH/AGL Deduction		0
ASSESSED VALUE		260,100
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		260,100
TOTAL JUST VALUE		260,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24227	REMODEL	7,465	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/48	6/28/2024	WD	Q	I	01	325,000
GRANTOR: FISCHER JEFFREY C TRU						
GRANTEE: LARSEN FRANCES A						
2677/263	11/01/2023	WD	Q	I	01	295,000
GRANTOR: PERRY VALERIE L GONSA						
GRANTEE: FISCHER JEFFREY C T						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
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