

UNIT 928  
IN OR 2169/1566  
AMELIA LAKES @ FDNA BEACH

MARTIN ROGER D & DINA D  
1517 ATLANTIC AVE  
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-0928-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Floor		2	100
Recreation	CT		FITNESS CT 100
Recreation	GAMEROOM		GAMEROOM 100
Recreation	POOL		POOL 100
Location	INTERIOR		INTERIOR 100
View Lump	TYPICAL		TYPICAL 100
Balcony	FSP		FSP 100
Parking	OPEN		OPEN 100
Bedrooms		1	100
Bathrooms		1	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	806		806

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0045300		806				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			179,520
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			179,520
SOH/AGL Deduction			22,861
ASSESSED VALUE			156,659
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			156,659
TOTAL JUST VALUE			179,520
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1566	1/10/2018	WD	U	I	37	74,000
GRANTOR: WINELAND DIANE D N/K/						
GRANTEE: MARTIN ROGER D & DI						
1641/1075	9/25/2009	WD	Q	I	01	79,500
GRANTOR: SCHURGER ASHLEY						
GRANTEE: WINELAND DIANE D						

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
31255 PARADISE COMMONS 928, FERNANDINA BEACH																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								