GARAGE UNIT G-26
IN OR 1669/649
AMELIA LAKES @ FDNA BEACH

AMELIA INVEST LLC
201 E MCBEE AVE, SUITE 202
GREENVILLE, SC 29601-2886

2025

27-2N-28-004L-0G26-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Parking	DET GARAGE	DET GARAGE 100 0045300
Quality	03	Quality Level 03
DOR CODE	0403	CONDO GRG/PRK SPACES

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	264			264	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		264				2000	2000	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

PARADISE COMMONS, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,000
SOH/AGL Deduction	0
ASSESSED VALUE	8,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,000
TOTAL JUST VALUE	8,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1669/0649	3/19/2010	QC	U	I	11	100
GRANTOR: D'ANNA FRANK J						
GRANTEE: AMELIA INVEST LLC						
1360/0142	10/19/2005	WD	Q	I		144,402
GRANTOR: AMELIA INVEST LLC						
GRANTEE: D'ANNA FRANK J						

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