UNIT 1115
IN OR 2206/1157
AMELIA LAKES @ FDNA BEACH

ROBBINS CYNTHIA E
23699 BAHAMA POINT APT 1115
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1115-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	FITNESS	CT FITNESS CT 100
Recreation	GAMEROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lump Sub	BEACH	BEACH 100
Desirability	1ST 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	1,181			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 – 100% - 2025 HX Base Yr 2025

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

23699 BAHAMA PT 1115, FERNANDINA BEACH

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		79,351
ASSESSED VALUE		147,089
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,367
TOTAL JUST VALUE		226,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24469	REPAIR/RRF	2,980	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/1157	6/18/2018	WD	Q	I	01	165,000
GRANTOR: POPE DARRYL & KIM						
GRANTEE: ROBBINS CYNTHIA E						
1684/1109	6/10/2010	WD	U	I	12	93,000
GRANTOR: FEDERAL HOMES LOAN MO						
GRANTEE: POPE DARRYL & KIM						

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