UNIT 1117
IN OR 1993/234
AMELIA LAKES @ FDNA BEACH

WARD DONALD & NANCY
23699 BAHAMA PT #1117
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-004L-1117-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | FITNESS | CT FITNESS CT 100 |
| Recreation | GAMEROOM | GAMEROOM 100 |
| Recreation | POOL | POOL 100 |
| Location | INTERIOR | INTERIOR 100 |
| View Lump Sum | LAKE | LAKE 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | FSP | FSP 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 3 100 |
| 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% - 2016 HX Base Yr 2016

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

23699 BAHAMA PT 1117, 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 | 129,561 |
| ASSESSED VALUE | 96,879 |
| TOTAL EXEMPTION VALUE | HX HB DX SX 96,879 |
| BASE TAXABLE VALUE | 0 |
| 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 |
|---|---|---|---|---|---|---|
| 1993/0234 | 7/23/2015 | WD | Q | I | 01 | 117,000 |
| GRANTOR: NEUSS WILLIAM J | | | | | | |
| GRANTEE: WARD DONALD & NANCY | | | | | | |
| 1374/1161 | 12/16/2005 | WD | U | I | 07 | 100 |
| GRANTOR: AMELIA INVEST LLC | | | | | | |
| GRANTEE: NEUSS ELFREDA & WIL | | | | | | |

## 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