UNIT 1201
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

AMANU DESSALEGN H & TARIKWA H
23671 BAHAMA POINT UNIT 201
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation FITNESS	CT	FITNESS CT 100
Recreation GAMEROOM		GAMEROOM 100
Recreation POOL		POOL 100
Location	END	END 100
View Lump Sum TYPICAL		TYPICAL 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	1,178			1,178	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0045300		1,178				2000	2000	100	100	0		

1 CONDO – 0% - 2025 HX Base Yr

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

23671 BAHAMA PT 1201, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1058	6/03/2025	WD	Q	I	01	338,900
GRANTOR: PRESCOTT PATRICIA						
GRANTEE: AMANU DESSALEGN H &						
2712/165	5/13/2024	TD	Q	I	01	280,000
GRANTOR: BELLIS KAYE LIVING TR						
GRANTEE: PRESCOTT ROBERT & P						

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