

UNIT 1202
 AMELIA LAKES @ FDNA BEACH
 CONDO OR 1344/1628

MILLER JAMES SMITH & DONNA MAUDE/MILLER JOHN ALDRI
 95639 ARBOR LANE
 FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1202-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Floor		1 100	0045300		1,178				2000	2000	100	100	0		VALUATION BY	STANDARD								
Recreation	CT	FITNESS CT 100	1 CONDO - 0% - 2024												Tax Group: 4	Tax Dist:								
Recreation	GAMEROOM	GAMEROOM 100													BUILDING MARKET VALUE	260,100								
Recreation	POOL	POOL 100													TOTAL MARKET OB/XF VALUE	0								
Location	END	END 100													TOTAL LAND VALUE - MARKET	0								
View Lump Sum	LAKE	LAKE 100													TOTAL MARKET VALUE	260,100								
Desirability	FLOOR	1ST FLOOR 100													SOH/AGL Deduction	0								
Balcony	FSP	FSP 100													ASSESSED VALUE	260,100								
Parking	OPEN	OPEN 100													TOTAL EXEMPTION VALUE	0								
Bedrooms		2 100													BASE TAXABLE VALUE	260,100								
Bathrooms		2 100													TOTAL JUST VALUE	260,100								
Oth Rooms		2 100													NCON VALUE	0								
															INCOME VALUE									
															PREVIOUS YEAR MKT VALUE	255,000								
Quality	03	Quality Level 03													PERMIT NUM	DESCRIPTION	AMT	ISSUED						
DOR CODE	0400	CONDOMINIUM													B24420	REPAIR/RRF	5,495	03/01/2011						
MAP NUM		MKT AREA	04																					
NEIGHBORHOOD/LOC	4010.00															SALES DATA								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
																		2614/0042	1/09/2023	WD	Q	I	01	292,000
GRANTOR: MCDANIEL COLLEEN P &																								
GRANTEE: MILLER JAMES SMITH																								
																		1567/0303	5/19/2008	WD	Q	I		162,000
GRANTOR: AMELIA INVEST LLC																								
GRANTEE: MCDANIEL COLLEEN P																								

EXTRA FEATURES															BLD DATE			LGL DATE								
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	INC DATE	LAND DATE	AG DATE							
TOTALS 1,178															1,178						23671 BAHAMA PT 1202, FERNANDINA BEACH					

NASSAU COUNTY PROPERTY			
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		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0042	1/09/2023	WD	Q	I	01	292,000
GRANTOR: MCDANIEL COLLEEN P &						
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1567/0303	5/19/2008	WD	Q	I		162,000
GRANTOR: AMELIA INVEST LLC						
GRANTEE: MCDANIEL COLLEEN P						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
															0									