

UNIT 1218
 IN OR 2405/1125
 AMELIA LAKES @ FDNA BEACH

KOHNE TERI SUZANNE
 23671 BAHAMA PT #1218
 FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1218-0000


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		
Floor		1 100	0045300		806				2000	2000	100	100	0			
Recreation	CT	FITNESS CT 100	1 CONDO - 100% - 2021										HX Base Yr 2021			
Recreation	GAMEROOM	GAMEROOM 100														
Recreation	POOL	POOL 100														
Location	INTERIOR	INTERIOR 100														
View Lump	TYPICAL	TYPICAL 100														
Desirability	FLOOR	1ST FLOOR 100														
Balcony	FSP	FSP 100														
Parking	OPEN	OPEN 100														
Bedrooms		1 100														
Bathrooms		1 100														
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	806			806												

23671 BAHAMA PT 1218, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG 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

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

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,520
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		179,520
SOH/AGL Deduction		59,208
ASSESSED VALUE		120,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,590
TOTAL JUST VALUE		179,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/1125	10/30/2020	WD	Q	I	01	120,000
GRANTOR: MALONE JEFFREY W						
GRANTEE: KOHNE TERI SUZANNE						
2405/1124	9/24/2020	QC	U	I	11	100
GRANTOR: MALONE TAMMY L						
GRANTEE: MALONE JEFFREY WAYN						

BUILDING NOTES

BUILDING DIMENSIONS