

UNIT 1523
 IN OR 1664/1573
 AMELIA LAKES @ FDNA BEACH

GUANDOLO LAURA E
 23583 BAHAMA PT #1523
 FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1523-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	DESCRIPTION	AMOUNT
Floor		2 100	0045300
Recreation	CT	FITNESS CT 100	
Recreation	GAMEROOM	GAMEROOM 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	LAKE	LAKE 100	
Balcony	FSP	FSP 100	
Parking	OPEN	OPEN 100	
Bedrooms		1 100	
Bathrooms		1 100	
Oth Rooms		2 100	
User Defined	FIREPLACE	FIREPLACE 100	
TOTALS 806 806			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		806				2000	2000	100	100	0	
1 CONDO - 100% - 2011											
HX Base Yr 2011											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
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			113,142
ASSESSED VALUE			66,378
TOTAL EXEMPTION VALUE	HX HB		41,378
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			179,520
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,000

EXTRA FEATURES																	
L	OB/XF	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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/1573	2/26/2010	WD	Q	I	01	75,000
GRANTOR: MERLINI JOSEPH C JR						
GRANTEE: GUANDOLO LAURA E						
1352/0579	9/23/2005	WD	Q	I		133,900
GRANTOR: AMELIA INVEST LLC						
GRANTEE: MERLINI JOSEPH C JR						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV