UNIT 1612
IN OR 2075/578
AMELIA LAKES @ FDNA BEACH

SINOR CHERYN D/SINOR BUDDY R
23525 BAHAMA POINT #1612
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-004L-1612-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | FITNESS CT | FITNESS CT 100 |
| Recreation | GAMEROOM | GAMEROOM 100 |
| Recreation | POOL | POOL 100 |
| Location | CORNER | CORNER 100 |
| View Lump Sum | LAKE | LAKE 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | FSP | FSP 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 3 100 |
| 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 | 1,435 | | | 1,435 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0045300 | | 1,435 | | | | 2000 | 2000 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2017 HX Base Yr 2017

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

23525 BAHAMA PT 1612, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 244,800 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 244,800 |
| SOH/AGL Deduction | | 95,043 |
| ASSESSED VALUE | | 149,757 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,722 |
| BASE TAXABLE VALUE | | 44,035 |
| TOTAL JUST VALUE | | 244,800 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 240,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2075/0578 | 9/29/2016 | WD | Q | I | 01 | 140,000 |
| GRANTOR: MILLER DAVID & GLORIA | | | | | | |
| GRANTEE: SINOR CHERYN D & BU | | | | | | |
| 1614/0723 | 4/06/2009 | WD | Q | I | 01 | 142,000 |
| GRANTOR: AMELIA INVEST LLC | | | | | | |
| GRANTEE: MILLER DAVID & GLOR | | | | | | |

## 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