UNIT 1621
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

VAN-HORN MICHAEL CHARLES/MULLIS GEORGANNA HILL
23525 BAHAMA POINT #1621
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1621-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation FITN	ESS CT	FITNESS CT 100
Recreation GAME	ROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lump Sum	LAKE	LAKE 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		3 100
User Defined FIRE	PLACE	FIREPLACE 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% - 2023 HX Base Yr 2023

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

23525 BAHAMA PT 1621, 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		102,776
ASSESSED VALUE		142,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,302
TOTAL JUST VALUE		244,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217682	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/0584	3/01/2022	WD	U	I	37	219,000
GRANTOR: TRAIN FOUNDATION TRUS						
GRANTEE: VAN-HORN MICHAEL &						
2529/1550	1/11/2022	WD	U	I	30	174,800
GRANTOR: TRAIN JOHN C TRUSTEE						
GRANTEE: TRAIN JOHN C LIVING						

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