

UNIT 1711  
 AMELIA LAKES @ FDNA BEACH  
 CONDO OR 1344/1628

HUFFMAN DAWN M/HARBISTON JACQUELINE R  
 23509 BAHAMA POINT APT 1711  
 FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1711-0000



ELEMENT		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	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
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% - 2022	
											HX Base Yr 2022		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		7,909	
ASSESSED VALUE		236,891	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		186,169	
TOTAL JUST VALUE		244,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24640	REMODEL	6,847	04/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2490/1604	8/06/2021	WD Q	I	01	255,000	
GRANTOR: DUNFORD TIMOTHY ALAN						
GRANTEE: HUFFMAN DAWN M & JA						
2145/1580	9/07/2017	WD Q	I	01	145,300	
GRANTOR: BUTLER PAULA R						
GRANTEE: DUNFORD TIMOTHY ALA						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES															TOTAL OB/XF									
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								
23509 BAHAMA PT 1711, FERNANDINA BEACH																								
TOTAL OB/XF 0																								