UNIT 1722
IN OR 1856/1900
AMELIA LAKES @ FDNA BEACH

ELDER DAVID W
23509 BAHAMA POINT #1722
FERNANDINA BEACH, FL 32034

2025

27-2N-28-004L-1722-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	FITNESS CT	FITNESS CT 100
Recreation	GAMEROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lump Sum	LAKE	LAKE 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		3 100
User Defined	FIREPLACE	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% - 2014 HX Base Yr 2014

23509 BAHAMA PT 1722, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

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		119,037
ASSESSED VALUE		125,763
TOTAL EXEMPTION VALUE	WR HX HB	55,722
BASE TAXABLE VALUE		70,041
TOTAL JUST VALUE		244,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24421	REPAIR/RRF	6,797	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1856/1900	5/15/2013	WD	Q	I	02	130,000
GRANTOR: WYATT DAVID A & SUSAN						
GRANTEE: ELDER DAVID W & CHA						
1677/1354	5/14/2010	WD	Q	I	02	140,000
GRANTOR: KEANE JONATHAN & ELIZ						
GRANTEE: WYATT DAVID A & SUS						

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