UNIT 123
PT OR 2122/1728
THE AMELIA RESORT CONDO

AMELIA ISLAND HOSPITALITY LLC
113 BAYBRIDGE DR
GULF BREEZE, FL 32561

2026

00-00-31-103R-0123-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1037300
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View	POOL	POOL 100	
Desirability	1ST FLOOR	1ST FLOOR 100	
Balcony	NONE	NONE 100	
Parking	U/G GARAGE	U/G GARAGE 100	
Bedrooms		1 100	
Bathrooms		1 100	
Oth Rooms		1 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1102.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	338			338	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		338				2007	2007	100	100	0		

1 CONDO 0% - 0

HX Base Yr

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

2900 ATLANTIC AV 123, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,293
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	121,293
SOH/AGL Deduction	0
ASSESSED VALUE	121,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,293
TOTAL JUST VALUE	121,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072037	SWIM POOL	83,000	10/31/2007
20072010	OTHER	2,800	10/25/2007
20051191	NEW CONSTR	2,000,000	02/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1728	5/26/2017	SW	Q	I	05	6,916,500
GRANTOR: 2900 ATLANTIC LLC						
GRANTEE: AMELIA ISLAND HOSPI						
1879/1221	9/13/2013	SW	Q	I	05	1,922,800
GRANTOR: HAVEN TRUST PROPERTIE						
GRANTEE: 2900 ATLANTIC LLC						

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 07/09/2026 BY SYS