

UNIT 511
IN OR 1420/257
AMELIA LAKES @ FDNA BEACH

FENN CALVIN J SR & REGINA
1820 LEWIS ST
FERNANDINA BEACH, FL 32034

2026

27-2N-28-004L-0511-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR										TYPE										4									
Recreation										MDL										EFF. AREA									
Recreation										TOT ADJ PTS										EFF. BASE RATE									
Recreation										REPL. COST NEW										AYB									
Location										EYB										ECON									
View										FNCT										NORM									
Desirability										%										COND									
Balcony										1										100									
Parking										0045300										1,435									
Bedrooms										1 CONDO										0% - 0									
Bathrooms										HX Base Yr																			
Oth Rooms																													
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									
EXTRA FEATURES										31105 PARADISE COMMONS										511, FERNANDINA BEACH									
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									
TOTAL OB/XF										0																			
LAND DESCRIPTION										TOTAL OB/XF										0									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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									
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