

GARAGE UNIT G-18
AMELIA LAKES @ FDNA BEACH
CONDO OR 1344/1628

AMELIA INVEST LLC
201 E MCBEE AVE, SUITE 202
GREENVILLE, SC 29601-2886

2026

27-2N-28-004L-0G18-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Parking	DET	GARAGE	DET	GARAGE	100	0045300		264									VALUATION BY STANDARD												
1 CONDO 0% - 0 HX Base Yr																	Tax Group: 4 Tax Dist:												
																	BUILDING MARKET VALUE 10,000												
																	TOTAL MARKET OB/XF VALUE 0												
																	TOTAL LAND VALUE - MARKET 0												
																	TOTAL MARKET VALUE 10,000												
																	SOH/AGL Deduction 1,200												
																	ASSESSED VALUE 8,800												
																	TOTAL EXEMPTION VALUE 0												
																	BASE TAXABLE VALUE 8,800												
																	TOTAL JUST VALUE 10,000												
NCON VALUE 0																													
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE 8,000																													
PERMIT NUM DESCRIPTION AMT ISSUED																													
SALES DATA																													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
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 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																													