

UNIT 1011
PT OR 1627/1832
AMELIA LAKES @ FDNA BEACH

AMELIA LAKES CONDOS LLC
463688 SR 200 #421
YULEE, FL 32097

2026

27-2N-28-004L-1011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Floor										0045300										1 CONDO 0% - 0									
Recreation										1 CONDO										HX Base Yr									
Recreation										0045300										1 CONDO									
Recreation										0045300										1 CONDO									
Location										CORNER										CORNER 100									
View										LUMINOUS										CLUBHOUSE 100									
Desirability										1ST FLOOR										1ST FLOOR 100									
Balcony										FSP										FSP 100									
Parking										OPEN										OPEN 100									
Bedrooms										3										3 100									
Bathrooms										2										2 100									
Oth Rooms										3										3 100									
Quality										03										Quality Level 03									
DOR CODE										0400										CONDOMINIUM									
MAP NUM																				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										23727 BAHAMA PT 1011, 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																			
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									
DPH 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									