UNIT 1513
IN OR 2102/903
AMELIA LAKES @ FDNA BEACH

AHMAD OMAR CHARITABLE TRUST/AHMAD IFTIKHAR TRUSTEE
30414 SUNLAND CT
WESLEY CHAPEL, FL 33543

2026

27-2N-28-004L-1513-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	FITNESS CT	FITNESS CT 100
Recreation	GAMEROOM	GAMEROOM 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	LAKE	LAKE 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		1 100
Bathrooms		1 100
Oth Rooms		2 100
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	806			806	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0045300		806				2000	2000	100	100	0		

1 CONDO 0% - 0

HX Base Yr

23583 BAHAMA PT 1513, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	188,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	188,500
SOH/AGL Deduction	16,175
ASSESSED VALUE	172,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,325
TOTAL JUST VALUE	188,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0903	2/20/2017	WD	U	I	30	100
GRANTOR: AHMAD IFTIKHAR & NADI						
GRANTEE: OMAR AHMAD CHARITAB						
1840/1319	1/24/2013	WD	U	I	12	56,100
GRANTOR: ANHEUSER-BUSCH EMPLOY						
GRANTEE: AHMAD IFTIKHAR & NA						

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