BLDG 1 UNIT 2159
AMELIA GREEN CONDO
OR 1445/1470

WHITLEY AGNES MACDONALD
2159 HIBISCUS CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-101G-0001-2159

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Balcony FSP/FOP		FSP/FOP 100
Parking	1 CAR GAR	1 CAR GAR 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1098.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1014100		0				2006	2006	100	100	0		

1 CONDO – 100% - 2020 SQFT=1707 HX Base Yr 2020

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

2159 HIBISCUS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		440,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		440,000
SOH/AGL Deduction		189,350
ASSESSED VALUE		250,650
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,650
TOTAL JUST VALUE		440,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111722	NEW CONSTR	5,325	09/28/2011
20111492	NEW CONSTR	3,000	08/30/2011
20111239	NEW CONSTR	118,000	07/26/2011
20111240	NEW CONSTR	4,000	07/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2253/1225	2/05/2019	WD	Q	I	01	279,500
GRANTOR: CREG-AMELIA GREEN LLC						
GRANTEE: WHITLEY AGNES MACDO						
1726/1365	2/22/2011	WD	Q	I	01	3,500,000
GRANTOR: AMELIA GREEN LTD						
GRANTEE: CREG-AMELIA GREEN L						

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 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS