BLDG 3 UNIT 1944
AMELIA GREEN CONDO
OR 1445/1470

KRASSY KENNETH M & SUSAN P
1944 AMELIA GREEN DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-101G-0003-1944

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Balcony FSP/FOP		FSP/FOP 100
Parking 1 CAR	GAR	1 CAR GAR 100
Bedrooms		2 100
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% - 2021 SQFT=1707 HX Base Yr 2021

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

1944 AMELIA GREEN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

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		182,201
ASSESSED VALUE		257,799
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		157,799
TOTAL JUST VALUE		440,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211240	XFOB-SCRN PORCH	2,848	04/15/2021
20061151	ELEC OTHER	6,659	05/25/2006
20061159	ELEC OTHER	6,659	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2352/0600	4/06/2020	WD	Q	I	01	308,000
GRANTOR: CONE PAULA A						
GRANTEE: KRASSY KENNETH M &						
2272/1086	5/02/2019	WD	Q	I	02	275,000
GRANTOR: CREG-AMELIA GREEN LLC						
GRANTEE: CONE PAULA A						

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