BLDG 6 UNIT 2152
IN OR 2144/1680
AMELIA GREEN CONDO

GROOME JOHN
730 INTRACOASTAL DR
FT LAUDERDALE, FL 33304

2023

00-00-31-101G-0006-2152

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	TYPICAL	TYPICAL 100
Lump Sum 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 – 0% - 0 SQFT=1718 HX Base Yr

2152 DAYLILY LN, 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: 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	145,970
ASSESSED VALUE	294,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,030
TOTAL JUST VALUE	440,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2144/1680	9/01/2017	WD	Q	I	01	250,000
GRANTOR: CREG-AMELIA GREEN LLC						
GRANTEE: GROOME JOHN						
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