BLDG 2 UNIT 2136
AMELIA GREEN CONDO
OR 1445/1470

YOUNGQUIST MARY ELIZABETH L/E/
2136 HIBISCUS COURT
FERNANDINA BEACH, FL 32034

2025

00-00-31-101G-0002-2136

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		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,718			1,718	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1014100		1,718				2006	2006	100	100	0		

1 CONDO – 100% - 2023 HX Base Yr

2136 HIBISCUS CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		421,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		421,800
SOH/AGL Deduction		0
ASSESSED VALUE		421,800
TOTAL EXEMPTION VALUE	13	421,800
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		421,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111558	H/AC	4,950	09/07/2011
20111536	NEW CONSTR	5,325	09/06/2011
20111496	NEW CONSTR	3,000	08/30/2011
20111482	NEW CONSTR	3,000	08/30/2011
20111229	NEW CONSTR	118,000	07/26/2011
20111230	NEW CONSTR	4,000	07/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2761/385	1/07/2025	LE	U	I	11	100
GRANTOR: YOUNGQUIST MARY ELIZA						
GRANTEE: YOUNGQUIST ERIK JOS						
2608/0843	12/15/2022	WD	Q	I	01	575,000
GRANTOR: CONE PAULA A						
GRANTEE: FAULKNER ERNEST JR						

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 07/30/2025 BY SYS