BLDG 2 UNIT 2148
AMELIA GREEN CONDO
OR 1445/1470

DIETRICH TRACY T
2148 HIBISCUS CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-101G-0002-2148

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,707			1,707	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1014100		1,707				2006	2006	100	100	0		

1 CONDO – 100% - 2019 HX Base Yr 2019

2148 HIBISCUS CT, 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		421,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		421,800
SOH/AGL Deduction		156,143
ASSESSED VALUE		265,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,935
TOTAL JUST VALUE		421,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111559	H/AC	4,950	09/07/2011
20111539	NEW CONSTR	5,325	09/06/2011
20111487	NEW CONSTR	3,000	08/30/2011
20111224	NEW CONSTR	4,000	07/26/2011
20111254	NEW CONSTR	118,000	07/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0641	11/23/2020	QC	U	I	11	100
GRANTOR: DIETRICH PETER T & TR						
GRANTEE: DIETRICH TRACY T						
2241/0976	11/30/2018	WD	Q	I	01	277,500
GRANTOR: CREG-AMELIA GREEN LLC						
GRANTEE: DIETRICH PETER T &						

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