BLDG 3 UNIT 1962
IN OR 2131/1977
AMELIA GREEN CONDO

EASTON WILLIAM C & MICHELE A
1962 AMELIA GREEN
FERNANDINA BEACH, FL 32034

2025

00-00-31-101G-0003-1962

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	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	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% - 2022 HX Base Yr 2022

1962 AMELIA GREEN, 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		165,520
ASSESSED VALUE		256,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,558
TOTAL JUST VALUE		421,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061156	ELEC OTHER	6,659	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2131/1977	6/26/2017	WD	Q	I	01	235,000
GRANTOR: PIKULSKI SUSAN A						
GRANTEE: EASTON WILLIAM C &						
1737/0494	4/26/2011	WD	Q	I	02	165,000
GRANTOR: HAERING FRANKLIN C &						
GRANTEE: PIKULSKI SUSAN 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 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