BLDG 3 UNIT 1964
AMELIA GREEN CONDO
OR 1445/1470

LAND TRUST NO 1964/BESCHER BEVERLY CO-TRUSTEE
1964 AMELIA GREEN
FERNANDINA BEACH, FL 32034

2025

00-00-31-101G-0003-1964

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		3.5 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1098.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1014100		2,066				2006	2006	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,066			2,066	

1964 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	473,100
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	473,100
SOH/AGL Deduction	0
ASSESSED VALUE	473,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,100
TOTAL JUST VALUE	473,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061155	ELEC OTHER	6,659	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/0487	2/23/2022	WD	U	I	11	100
GRANTOR: BABS AT THE BEACH LLC						
GRANTEE: LAND TRUST NO 1964						
2484/1535	7/21/2021	WD	Q	I	01	425,000
GRANTOR: O'CONNOR SUSAN & BRIG						
GRANTEE: BABS AT THE BEACH 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 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