BLDG 2 UNIT 2146
IN OR 2196/1767
AMELIA GREEN CONDO

BAUGHMAN LIVING TRUST/BAUGHMAN ERNA TRUSTEE
2146 HIBISCUS CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-101G-0002-2146

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

2146 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		358,530
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		358,530
SOH/AGL Deduction		85,700
ASSESSED VALUE		272,830
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		216,419
TOTAL JUST VALUE		358,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111553	H/AC	4,950	09/07/2011
20111538	NEW CONSTR	5,325	09/06/2011
20111486	NEW CONSTR	3,000	08/30/2011
20111226	NEW CONSTR	4,000	07/26/2011
20111226	NEW CONSTR	118,000	07/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/1767	5/15/2018	WD	Q	I	01	275,000
GRANTOR: CREG-AMELIA GREEN LLC						
GRANTEE: BAUGHMAN LIVING TRU						
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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS