BLDG 3 UNIT 1952
IN OR 1776/1766
AMELIA GREEN CONDO

NEARHOOF LEE W
PO BOX 16330
FERNANDINA BEACH, FL 32035

2026

00-00-31-101G-0003-1952

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		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	1,707			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% - 2013 HX Base Yr 2013

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

1952 AMELIA GREEN, FERNANDINA BEACH

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		171,249
ASSESSED VALUE		187,281
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,870
TOTAL JUST VALUE		358,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061158	ELEC OTHER	6,659	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1776/1766	1/30/2012	WD	Q	I	02	175,000
GRANTOR: HOSKING BARBARA J						
GRANTEE: NEARHOOF LEE W						
1476/1524	2/05/2007	WD	Q	I		294,900
GRANTOR: AMELIA GREEN LTD						
GRANTEE: HOSKING BARBARA J						

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