BLDG 3 UNIT 1974
AMELIA GREEN CONDO
OR 1445/1470

MOMNIE REVOCABLE JOINT TRUST/MOMNIE DAVID C TRUSTE
11 SUNSET RD
SCARBOROUGH, ME 04074

2026

00-00-31-101G-0003-1974

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	1,707			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 0% - 0 HX Base Yr

1974 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	358,530
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	358,530
SOH/AGL Deduction	0
ASSESSED VALUE	358,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,530
TOTAL JUST VALUE	358,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061153	ELEC OTHER	6,659	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2864/1127	4/28/2026	SW	U	I	11	100
GRANTOR: MOMNIE DAVID CONRAD &						
GRANTEE: MOMNIE REVOCABLE JO						
2457/0512	4/29/2021	WD	Q	I	02	325,000
GRANTOR: LAWRENCE DONNIE S						
GRANTEE: MOMNIE DAVID CONRAD						

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