UNIT A6
THE PALMS AT AMELIA CONDO
OR 1390/33

ROSS FAMILY TRUST/ROSS ROBERT W TRUSTEE
95491 SAGO DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-163P-00A6-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 2 100 | 1637100 |
| Recreation | JACUZZI | JACUZZI 100 | |
| Recreation | POOL | POOL 100 | |
| Location | CORNER | CORNER 100 | |
| View Lum | COURTYARD | COURTYARD 100 | |
| Desirability | 2ND FLOOR | 2ND FLOOR 100 | |
| Balcony | COV ENTRY | COV ENTRY 100 | |
| Parking | OPEN | OPEN 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 2 100 | |
| Oth Rooms | | 2 100 | |
| User Defined | 1 UPGRADE | 1 UPGRADE 100 | |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | 0 | | 0 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 0 | | | | 1999 | 1999 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=978 HX Base Yr

1601 NECTARINE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 283,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 283,000 |
| SOH/AGL Deduction | 111,813 |
| ASSESSED VALUE | 171,187 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 171,187 |
| TOTAL JUST VALUE | 283,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 228,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2457/0518 | 4/29/2021 | WD | U | I | 11 | 100 |
| GRANTOR: ROSS ROBERT GERRIT & | | | | | | |
| GRANTEE: ROSS FAMILY TRUST | | | | | | |
| 1410/0177 | 5/05/2006 | WD | Q | I | | 190,300 |
| GRANTOR: G A D A LLC | | | | | | |
| GRANTEE: ROSS ROBERT GERRIT | | | | | | |

## 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 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS