UNIT H2
THE PALMS AT AMELIA CONDO
OR 1390/33

WADE MARY KATHLEEN
1601 NECTARINE ST #H2
FERNANDINA BEACH, FL 32034

2023

00-00-31-163P-00H2-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	JACUZZI	JACUZZI 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lum	COURTYARD	COURTYARD 100
Desirability	1ST FLOOR	1ST 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
1637100		0				1999	1999	100	100	0		

1 CONDO – 100% - 2022 SQFT=978 HX Base Yr 2022

1601 NECTARINE ST, 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		283,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		283,000
SOH/AGL Deduction		48,160
ASSESSED VALUE		234,840
TOTAL EXEMPTION VALUE	HX HB WX DX	60,000
BASE TAXABLE VALUE		174,840
TOTAL JUST VALUE		283,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161071	REMODEL - BATHS	12,115	04/18/2016
B1327304	WINDOWS	74	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0767	11/01/2021	WD	Q	I	01	288,900
GRANTOR: SWARINGEN DEBORAH & J						
GRANTEE: WADE MARY KATHLEEN						
2053/0075	6/10/2016	WD	U	I	37	75,000
GRANTOR: DIXON MICHAEL E (1/4						
GRANTEE: SWARINGEN DEBORAH &						

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