UNIT C4
THE PALMS AT AMELIA CONDO
OR 1390/33

HOUSMAN GLORIA M & MARTIN R
1601 NECTARINE ST UNIT C4
FERNANDINA BEACH, FL 32034

2024

00-00-31-163P-00C4-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1637100
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	978		978	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		978				1999	1999	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

1601 NECTARINE ST C4, 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		284,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		284,000
SOH/AGL Deduction		98,285
ASSESSED VALUE		185,715
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		130,715
TOTAL JUST VALUE		284,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2379/0084	7/24/2020	WD	Q	I	01	226,800
GRANTOR: BRANCH RONALD F & JAN						
GRANTEE: HOUSMAN GLORIA M &						
2182/1465	3/09/2018	WD	Q	I	01	145,000
GRANTOR: HUSS JUNE T						
GRANTEE: BRANCH RONALD F & 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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS