UNIT D4
THE PALMS AT AMELIA CONDO
OR 1390/33

BOGUNIA GARY & CHRISTINA
1601 NECTARINE ST UNIT D4
FERNANDINA BEACH, FL 32034

2024

00-00-31-163P-00D4-0000

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 Def	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
1637100		978				1999	1999	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

1601 NECTARINE ST D4, 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		284,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		284,000
SOH/AGL Deduction		42,115
ASSESSED VALUE		241,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,885
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
2440/0734	2/19/2021	WD	Q	I	01	210,000
GRANTOR: GRANDA SARAH W & CEDR						
GRANTEE: BOGUNIA GARY & CHRI						
2149/1754	10/02/2017	WD	Q	I	01	139,000
GRANTOR: HUGHES KIM SMITH & KA						
GRANTEE: GRANDA SARAH W & CE						

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