UNIT G7
THE PALMS AT AMELIA CONDO
OR 1390/33

MAYS STEVEN & BARBARA
1601 NECTARINE ST APT G7
FERNANDINA BEACH, FL 32034

2024

00-00-31-163P-00G7-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	JACUZZI	JACUZZI 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Landmark	PARKING LT	PARKING LT 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	COV ENTRY	COV ENTRY 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		2 100
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	1,193		1,193	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1637100		1,193				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

1601 NECTARINE ST G7, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	322,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	322,000
SOH/AGL Deduction	11,030
ASSESSED VALUE	310,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,970
TOTAL JUST VALUE	322,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1333	5/28/2021	WD	Q	I	01	299,000
GRANTOR: LOBOZZO JAMES & ALANA						
GRANTEE: MAYS STEVEN & BARBA						
2321/0349	10/31/2019	WD	U	I	11	100
GRANTOR: LOBOZZO JAMES V & ALA						
GRANTEE: LOBOZZO JAMES & ALA						

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