

UNIT A1
THE PALMS AT AMELIA CONDO
OR 1390/33

SHIVELY DAVID ADAM/SHIVELY MARCUS DAIVD ET AL
1601 NECTARINE STREET A1
FERNANDINA BEACH, FL 32034

2025

00-00-31-163P-00A1-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1	100
Recreation	JACUZZI	JACUZZI	100
Recreation	POOL	POOL	100
Location	CORNER	CORNER	100
View	PARKING LT	PARKING LT	100
Desirability	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	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	YEAR
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% - 2020											
HX Base Yr 2020											

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		287,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		287,000
SOH/AGL Deduction		134,218
ASSESSED VALUE		152,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,060
TOTAL JUST VALUE		287,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1484	9/18/2019	QC	U	I	11	100
GRANTOR: MAURER KATHLEEN E						
GRANTEE: SHIVELY DAVID A & M						
2115/1706	4/20/2017	WD	Q	I	02	134,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MAURER KATHLEEN E						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES																
L N	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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV