

UNIT A8
IN OR 1721/1865
THE PALMS AT AMELIA CONDO

NIGHMAN CHARLES W & RHONDA L
1515 HIGHBRIDGE ROAD
CUYAHOGA FALLS, OH 44223

2025

00-00-31-163P-00A8-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		2 100	1637100			978				1999	1999	100	100	0			
Recreation	JACUZZI	JACUZZI 100															
Recreation	POOL	POOL 100															
Location	CORNER	CORNER 100															
View	COURTYARD	COURTYARD 100															
Desirability	2ND FLOOR	2ND FLOOR 100															
Balcony	COV ENTRY	COV ENTRY 100															
Parking	OPEN	OPEN 100															
Bedrooms		2 100															
Bathrooms		2 100															
Oth Rooms		2 100															
User Def	2 UPGRADE	2 UPGRADE 100															
1 CONDO - 0% - 0 HX Base Yr																	
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	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS	978			978													

VALUATION SUMMARY		STANDARD
VALUATION BY		
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		72,641
ASSESSED VALUE		214,359
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		214,359
TOTAL JUST VALUE		287,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23218	ELEC OTHER	0	01/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/1865	1/12/2011	WD	U	I	11	58,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: NIGHMAN CHARLES W &						
1693/0100	8/11/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATL						

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
1601 NECTARINE ST A8, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								