UNIT G8
THE PALMS AT AMELIA CONDO
OR 1390/33

THOMPSON MATTHEW J & NANCY D
1601 NECTARINE ST #G-8
FERNANDINA BEACH, FL 32034

2025

00-00-31-163P-00G8-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	JACUZZI	JACUZZI 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lum	COURTYARD	COURTYARD 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
User Def Upg	2 UPGRADE	2 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	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 – 100% - 2025 HX Base Yr 2025

1601 NECTARINE ST G8, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		325,000
SOH/AGL Deduction		147,128
ASSESSED VALUE		177,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,150
TOTAL JUST VALUE		325,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1725	5/15/2024	WD	Q	I	01	380,000
GRANTOR: VASCONCELLOS PATRICIA						
GRANTEE: THOMPSON MATTHEW J						
2491/0260	8/25/2021	WD	Q	I	01	275,000
GRANTOR: DAVIS MICHELLE H						
GRANTEE: VASCONCELLOS PATRIC						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS