UNIT F8
IN OR 2138/1397
THE PALMS AT AMELIA CONDO

DAVIS LUCRETIA MORRIS &/MORRIS EDWARD GENE ET AL
1601 NECTARINE STREET #F8
FERNANDINA BEACH, FL 32034

2026

00-00-31-163P-00F8-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1637100
Recreation	JACUZZI	JACUZZI 100	
Recreation	POOL	POOL 100	
Location	CORNER	CORNER 100	
View Lum	COURTY	COURTYARD 100	
Desirability	2ND FL	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	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	978			978	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO 100% - 2018		978				1999	1999	100	100	0		

HX Base Yr 2018

1601 NECTARINE ST F8, 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		258,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		258,000
SOH/AGL Deduction		121,288
ASSESSED VALUE		136,712
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,301
TOTAL JUST VALUE		258,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/1397	8/07/2017	WD	Q	I	01	125,000
GRANTOR: HAMER ERIKA						
GRANTEE: MORRIS EDWARD GENE						
1648/0247	10/19/2009	WD	U	I	12	104,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: HAMER ERIKA						

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 07/09/2026 BY SYS