UNIT H8
THE PALMS AT AMELIA CONDO
OR 1390/33

MCCORMICK JOHN W & LINDA L L/E/
4784 VILLAGE GROVE COURT
ST JOHNS, FL 32259

2026

00-00-31-163P-00H8-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
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 Defined	1 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	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
1637100		978				1999	1999	100	100	0		

1 CONDO 0% - 0 HX Base Yr

1601 NECTARINE ST H8, 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	258,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	258,000
SOH/AGL Deduction	30,149
ASSESSED VALUE	227,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,851
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
202645014341	5/12/2026	LE	U	I	11	100
GRANTOR: MCCORMICK JOHN W & LI						
GRANTEE: MCCORMICK JOSEPH AL						
1720/0714	12/20/2010	WD	U	I	11	51,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: MCCORMICK JOHN W						

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