UNIT J3
THE PALMS AT AMELIA CONDO
OR 1390/33

MANN JANET A L/E/
1601 NECTARINE ST #J3
FERNANDINA BEACH, FL 32034

2026

00-00-31-163P-00J3-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	JACUZZI	JACUZZI 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lumpkins	PARKING LT	PARKING LT 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	COV ENTRY	COV ENTRY 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
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	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% - 2022 HX Base Yr 2022

1601 NECTARINE ST J3, 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		293,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		293,000
SOH/AGL Deduction		4,867
ASSESSED VALUE		288,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,722
TOTAL JUST VALUE		293,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/757	11/05/2024	LE	U	I	11	100
GRANTOR: MANN JANET A						
GRANTEE: BROWER DEANN S						
2403/0588	10/21/2020	WD	Q	I	01	215,000
GRANTOR: JARA EDGARDO I & SAND						
GRANTEE: MANN JANET A						

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