UNIT 101C (A/K/A C-101)
IN OR 2252/1135
THE LANDINGS ON AMELIA RIVER

SNYDER HOWARD T & NANCY V
5033 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2023

00-00-30-033L-101C-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	0335300
Recreation	DOCK	DOCK 100	
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	RIVER	RIVER 100	
Desirability	1ST FLOOR	1ST FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	U/G GARAGE	U/G GARAGE 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Quality	04	Quality Level 04	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		0				2007	2007	100	100	0		

1 CONDO – 100% - 2020 SQFT=3257 HX Base Yr 2020

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

5033 FIRST COAST HWY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,771,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,771,000
SOH/AGL Deduction		526,879
ASSESSED VALUE		1,244,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,194,121
TOTAL JUST VALUE		1,771,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,428,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0720764	CO ISSUED	0	10/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1135	1/31/2019	WD	U	I	37	1,125,000
GRANTOR: BRANDON DARRELL W JR						
GRANTEE: SNYDER HOWARD T & N						
2123/0757	5/17/2017	SW	U	I	11	100
GRANTOR: BRANDON DARRELL W JR						
GRANTEE: BRANDON DARRELL W J						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS