UNIT 102B (A/K/A B-102)
THE LANDINGS ON AMELIA RIVER
CONDO OR 1531/271

MOLANO BEATRICE W FAMILY TRUST/MOLANO BEATRICE W T
5021 FIRST COAST HWY #102B
FERNANDINA BEACH, FL 32034

2023

00-00-30-033L-102B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
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
Oth Rooms		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
0335300		0				2007	2007	100	100	0		

1 CONDO – 100% - 2022 SQFT=3257 HX Base Yr 2022

5021 FIRST COAST HWY, 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: 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		447,321
ASSESSED VALUE		1,323,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,273,679
TOTAL JUST VALUE		1,771,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,428,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618126	CO ISSUED	0	08/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/0908	5/18/2021	WD	Q	I	01	1,625,000
GRANTOR: RAPP ROBERT R & CONST						
GRANTEE: MOLANO BEATRICE W F						
2390/0521	9/04/2020	WD	Q	I	01	1,460,000
GRANTOR: SHEROFF ROBERT J & MA						
GRANTEE: RAPP ROBERT R & CON						

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