

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

WILSON GEORGE R LIVING TRUST/WILSON GEORGE R TRUST  
 5035 FIRST COAST HWY  
 FERNANDINA BEACH, FL 32034

2023

00-00-30-033L-102C-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	
Recreation DOCK		DOCK 100	
Recreation POOL		POOL 100	
Location EXTERIOR		EXTERIOR 100	
View Lump SUMMER		RIVER 100	
Desirability 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
1 CONDO - 100% - 2014						2007	2007	100	100		
SQFT=3257						HX Base Yr 2014					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
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	1,026,286		
ASSESSED VALUE	744,714		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	694,714		
TOTAL JUST VALUE	1,771,000		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,428,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0720765	CO ISSUED	0	10/17/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0428	2/09/2023	SW	U	I	11	100
GRANTOR: WILSON GEORGE R & JUD						
GRANTEE: WILSON GEORGE R LIV						
2619/0426	2/09/2023	SW	U	I	11	100
GRANTOR: WILSON GEORGE R TRUST						
GRANTEE: WILSON GEORGE R						

EXTRA FEATURES																
L N	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
5035 FIRST COAST HWY, FERNANDINA BEACH																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								