UNIT 202A (A/K/A A-202)
THE LANDINGS ON AMELIA RIVER
CONDO OR 1531/271

MAYOL LINDA C & JUAN J JR
5011 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2023

00-00-30-033L-202A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	DOCK	DOCK 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	RIVER	RIVER 100
Desirability	2ND FLOOR	2ND 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=3348 HX Base Yr 2022

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

5011 FIRST COAST HWY, FERNANDINA BEACH

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		789,226
ASSESSED VALUE		981,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		931,774
TOTAL JUST VALUE		1,771,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,428,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015594	REMODEL KIT & BAT	150,000	10/18/2022
22004025	DEMOLITION-INTERI	5,200	03/15/2022
B0618117	CO ISSUED	0	11/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0025	11/22/2021	WD	Q	I	01	1,595,000
GRANTOR: AMELIA RIVER RANGE LL						
GRANTEE: MAYOL LINDA C & JUA						
1764/1832	11/15/2011	WD	U	I	11	1,300,000
GRANTOR: FCB PROPERTIES LLC						
GRANTEE: AMELIA RIVER RANGE						

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