UNIT 302B (A/K/A B-302)
IN OR 2039/1464
THE LANDINGS ON AMELIA RIVER

HAMMETT PETER W & TRUDY E
5029 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2023

00-00-30-033L-302B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		3 100	0335300
Recreation	DOCK	DOCK 100	
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	RIVER	RIVER 100	
Desirability	3RD FLOOR	3RD 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
		0				2007	2007	100	100	0		

1 CONDO – 100% - 2017 SQFT=3348 HX Base Yr 2017

5029 FIRST COAST HWY, FERNANDINA BEACH

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

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		683,293
ASSESSED VALUE		1,087,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,037,707
TOTAL JUST VALUE		1,771,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,428,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618122	CO ISSUED	0	08/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/1464	4/11/2016	WD	Q	I	02	1,100,000
GRANTOR: CANTER CHARLES W JR &						
GRANTEE: HAMMETT PETER W & T						
1669/0841	3/24/2010	WD	U	I	12	849,000
GRANTOR: THE PARK AVENUE BANK						
GRANTEE: CANTER CHARLES W JR						

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