UNIT 302D (A/K/A D-302)
IN OR 1914/1808
THE LANDINGS ON AMELIA RIVER

THE LANDINGS ON AMELIA RIVER CONDOMINIUM ASSOCIATI
5440 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2023

00-00-30-033L-302D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0499	CONDO/VACANT LAND	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3044.00		

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

MARKET ADJUSTMENTS

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

5073 FIRST COAST HWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	134,000
TOTAL MARKET VALUE	134,000
SOH/AGL Deduction	25,100
ASSESSED VALUE	108,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,900
TOTAL JUST VALUE	134,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2240/1387	10/03/2018	WD	U	V	11	100
GRANTOR: AMERIS BANK						
GRANTEE: THE LANDINGS ON AME						
1914/1813	8/06/2013	QC	U	V	11	100
GRANTOR: AMERIS BANK						
GRANTEE: THE LANDINGS ON AME						

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
1	000499	C	CONDO/LAND O	0			0.00	0.00	15.00	FF		1.00	1.00	1.00	8,933.34	8,933.34	134,000							

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 134,000 Market: 0 Agricultural: 0 Common: 134,000 PRINTED 08/02/2023 BY SYS