FOR INFORMATION ONLY
NOT PT THE LANDINGS ON AMELIA
RIVER CONDO (00-00-30-033L)

AMELIA RIVER PLANTATION LLC
205 CORPORATE CENTER DRIVE, SUITE E
STOCKBRIDGE, GA 30281

2023

00-00-30-0780-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	N.	NOTE RECORD	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

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

5017 FIRST COAST HWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	0
SOH/AGL Deduction	0
ASSESSED VALUE	0
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	0
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20036	ELEC OTHER	3,500	09/01/2007
E20037	ELEC OTHER	1,500	09/01/2007
B20439	SWIM POOL	150,000	08/01/2007
P12521	OTHER	0	06/01/2007
B9704454	REMODEL	275,000	11/01/1997
B9704098	REMODEL	25,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/1616	3/31/2005	WD	Q	I		5,750,000
GRANTOR: JACOBSEN C DAVID & IR						
GRANTEE: AMELIA RIVER PLANTA						
0790/0072	4/11/1997	WD	Q	I		600,000
GRANTOR: LOHMAN WILLIAM J JR &						
GRANTEE: JACOBSEN C DAVID &						

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 04/07/2006 BY SKTK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS