

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

2024

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

BUILDING CHARACTERISTICS	
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
03	35300	3,257				2007	2007	100	100	0	
1 CONDO - 100% - 2014											
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			1,806,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,806,000
SOH/AGL Deduction			1,038,945
ASSESSED VALUE			767,055
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			717,055
TOTAL JUST VALUE			1,806,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,771,000

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	3,257		3,257	

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

TOTAL OB/XF												0				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION												TOTAL OB/XF												0				
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				