UNIT 301B (A/K/A B-301)
IN OR 2197/238
THE LANDINGS ON AMELIA RIVER

MEHRLICH BEVERLY T & RICHARD W
1300 BAPTIST BRANCH ROAD
MCEWEN, TN 37101

2024

00-00-30-033L-301B-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	3,348		3,348	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		3,348				2007	2007	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

5027 FIRST COAST HWY 301B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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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	222,110
ASSESSED VALUE	1,583,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,583,890
TOTAL JUST VALUE	1,806,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,771,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618123	CO ISSUED	0	08/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2197/0238	5/16/2018	WD	Q	I	01	1,425,000
GRANTOR: BUEHLER STEPHEN & AND						
GRANTEE: MEHRLICH BEVERLY T						
1784/0931	3/15/2012	WD	Q	I	02	875,000
GRANTOR: HEAD PAUL W & TAMELIA						
GRANTEE: BUEHLER STEPHEN						

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 08/06/2024 BY SYS