

UNIT 101D (A/K/A D-101)
 THE LANDINGS ON AMELIA RIVER
 CONDO OR 1531/271

AMELIA ISLAND DEVELOPMENT CORP I LLC
 273 16TH ST APT 1202
 JERSEY CITY, NJ 07310

2025

00-00-30-033L-101D-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 270,000 TOTAL MARKET VALUE 270,000 SOH/AGL Deduction 0 ASSESSED VALUE 270,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 270,000 TOTAL JUST VALUE 270,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 136,600										
DOR CODE 0499 CONDO/VACANT LAND																PERMIT NUM DESCRIPTION AMT ISSUED B250006869 C BDOT 502 0 06/24/2025 B1226424 PROPERTY OF BLDG 80,000 09/03/2012											
MAP NUM MKT AREA 03																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2720/1417 6/21/2024 SW Q V 05 2,000,000 GRANTOR: THE LANDINGS ON AMELI GRANTEE: AMELIA ISLAND DEVEL 1914/1808 8/06/2013 QC U V 11 100 GRANTOR: AMERIS BANK GRANTEE: THE LANDINGS ON AME											
NEIGHBORHOOD/LOC 3044.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						5063 FIRST COAST HWY, FERNANDINA BEACH																					
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												
																	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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR			
1	000499	C	CONDO/LAND O	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	270,000.00	270,000.00	270,000										
REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS																											