

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

2025

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
0335300		3,257				2007	2007	100	100	0	
1 CONDO - 100% - 2014											
HX Base Yr 2014											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,815,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,815,000	
SOH/AGL Deduction		1,025,700	
ASSESSED VALUE		789,300	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		738,578	
TOTAL JUST VALUE		1,815,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,806,000	

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
YEAR	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 / 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
5035 FIRST COAST HWY, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

BUILDING NOTES			
BUILDING DIMENSIONS			