UNIT 102D (A/K/A D-102)
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-102D-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0499	CONDO/VACANT LAND	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5065 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/29/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006870	C BDOT 502	0	06/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1417	6/21/2024	SW	Q	V	05	2,000,000
GRANTOR: THE LANDINGS ON AMELI						
GRANTEE: AMELIA ISLAND DEVEL						
2240/1387	10/03/2018	WD	U	V	11	100
GRANTOR: AMERIS BANK						
GRANTEE: THE LANDINGS ON AME						

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
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