UNIT 302A (A/K/A A-302)
THE LANDINGS ON AMELIA RIVER
CONDO OR 1531/271

EDWARDS SARAH J TRUST/EDWARDS SARAH J TRUSTEE
5015 FIRST COAST HIGHWAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-033L-302A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
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	YEAR	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
0335300		3,348				2007	2007	100	100	0		

1 CONDO – 100% - 2023 HX Base Yr 2023

5015 FIRST COAST HWY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

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		219,735
ASSESSED VALUE		1,595,265
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,544,543
TOTAL JUST VALUE		1,815,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,806,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005505	REMODEL	70,000	07/12/2018
B0618115	CO ISSUED	0	11/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/1387	4/15/2022	WD	Q	I	02	2,100,000
GRANTOR: AUSURA JOHN F & MAURE						
GRANTEE: EDWARDS SARAH J TRU						
1730/0806	3/24/2011	WD	U	I	11	825,000
GRANTOR: FCB PROPERTIES LLC						
GRANTEE: AUSURA JOHN F & MAU						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS