UNIT 8-F
AMELIA LANDINGS II OR 407/599

WILLANS COASTAL INVESTMENTS LLC
96063 MARSH LAKES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-142L-0008-00F0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		3 100	1425300
Recreation	CLUBHOUSE	CLUBHOUSE 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Desirability	3RD FLOOR	3RD FLOOR 100	
Balcony	FSP	FSP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	791			791	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO	0% - 0	791				1983	1983	100	100	0		

HX Base Yr

2328 SADLER RD 8-F, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	228,000
SOH/AGL Deduction	0
ASSESSED VALUE	228,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,000
TOTAL JUST VALUE	228,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110979	REMODEL	1,200	06/16/2011
20110940	ELEC OTHER	400	06/10/2011
20110708	REMODEL	3,200	05/10/2011
20110699	REMODEL	6,000	05/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2858/522	4/02/2026	WD	Q	I	01	265,000
GRANTOR: FONTANEZ WILLIAM & SU						
GRANTEE: WILLANS COASTAL INV						
2260/0450	3/08/2019	WD	Q	I	01	175,000
GRANTOR: TILSON WILLIAM L & DE						
GRANTEE: FONTANEZ WILLIAM &						

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 07/09/2026 BY SYS