

# Unit 7F - Amelia Landings

7F - 2328 Sadler Rd, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number: 1255998  
 Status: Active  
 Size: 791 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: On Street  
 View:  
 List Price: \$375,000  
 List PPSF: \$474  
 Valuated Price: \$310,000  
 Valuated PPSF: \$282

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

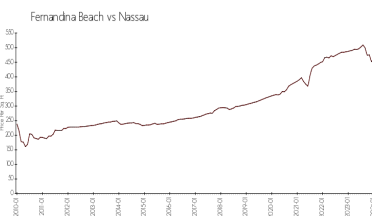
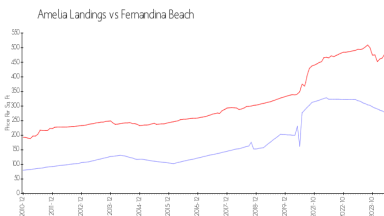
## Building Association Information

AMELIA LANDINGS  
 PROPERTY OWNERS ASSOCIATION, INC.  
 5440 1ST COAST HWY  
 AMELIA ISLAND FL 32034  
 PHONE 904-277-5122  
 FAX 904-491-4246  
 EMAIL info@aimamelia.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7-B	791 sq ft	Oct 2023	\$313,000	\$396
1-A	767 sq ft	Sep 2023	\$395,000	\$515
5-D	767 sq ft	May 2023	\$410,000	\$535

## Market Information



Amelia Landings: \$279/sq. ft.  
 Fernandina Beach: \$478/sq. ft.

Fernandina Beach: \$478/sq. ft.  
 Nassau: \$554/sq. ft.

## Inventory for Sale

Amelia Landings 3%  
 Fernandina Beach 1%  
 Nassau 1%



**Avg. Time to Close Over Last 12 Months**

Amelia Landings	n/a
Fernandina Beach	n/a
Nassau	n/a