UNIT 3100 & STORAGE UNIT
LOFTS ON FIFTH CONDO 2289/029

BLALACK SAMULE J &/BASS HEATHER L
740 N COLLIER BLVD #2-209
MARCO ISLAND, FL 34145

2023

00-00-31-1799-3100-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Location	EXTERIOR	EXTERIOR 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	RT TERRACE	RT TERRACE 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		4 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0179900		0				2020	2020	100	100	0		

1 CONDO – 0% - 0 SQFT=1476 HX Base Yr

19 N 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,540,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,540,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,540,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,540,000
TOTAL JUST VALUE	1,540,000
NCON VALUE	1,540,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190216	NEW CONSTR	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1751	3/09/2022	WD	Q	I	02	1,575,000

GRANTOR: LOFTS ON FIFTH LLC
GRANTEE: BLALACK SAMUEL J &

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/30/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS