BLOCK 191 LOTS 5 6 7 8
1972 CNCR SW/MH
CITY OF FDNA BEACH

5TH SOUTH PARTNERS LLC/
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

2023

00-00-31-1800-0191-0050

BUILDING CHARACTERISTICS

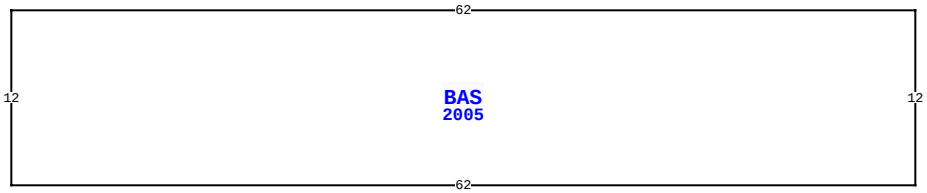
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	25,700
TOTALS	744		744	25,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	102.2000	66.43	49,424	1972	2002	0	0	0	48.00	52.00

1 M/H 93- – 0% - 2023 Heated Area: 744 HX Base Yr



1315 S 5TH ST, FERNANDINA BEACH

BLD DATE	12/10/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 6 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,011
TOTAL MARKET OB/XF VALUE	24,245
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	502,256
SOH/AGL Deduction	0
ASSESSED VALUE	502,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,256
TOTAL JUST VALUE	502,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH0104	CO ISSUED	0	06/23/2011
P14820	NEW CONSTR	0	06/01/2011
C0103	CO ISSUED	0	08/01/2010
P14377	NEW CONSTR	0	07/01/2010
B21908	DEMOLITION	600	09/01/2008
B21909	DEMOLITION	600	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2556/1490	4/14/2022	WD	Q	I	01	625,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: 5TH SOUTH PARTNERS						
2452/0661	4/08/2021	WD	Q	I	01	480,000
GRANTOR: PEEPLES KIRBY T & DAN						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N12W62S12E62$.

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
3	1242	WD DECK A	0	0	5	4	20.00	SF	5.00	5.00	100	1994	1994	3	20	20	
5	1242	WD DECK A	0	0	8	4	32.00	SF	5.00	5.00	100	1993	1993	3	20	32	
6	1242	WD DECK A	0	0	8	4	32.00	SF	5.00	5.00	100	2005	2005	3	27	43	
7	1242	WD DECK A	0	0	4	4	16.00	SF	5.00	5.00	100	1995	1995	3	20	16	
8	1242	WD DECK A	0	0	5	6	30.00	SF	5.00	5.00	100	2000	2000	3	20	30	
10	2810	MH SPACE	0	0	0	0	10.00	SF	2,400.00	2,400.00	100	0	0	3	100	24,000	
11	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1995	1995	3	20	32	
12	1242	WD DECK A	0	0	4	5	20.00	SF	10.00	10.00	100	1995	1995	3	20	40	
13	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1993	1993	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 24,245

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	002810	C	TRLR PARK	0	0006	RM	400.00	100.00	400.00	FF		1.00	1.00	1.00	850.00	850.00	340,000							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 08/02/2023 BY SYS

BLOCK 191 LOTS 5 6 7 8
1972 CNCR SW/MH
CITY OF FDNA BEACH

5TH SOUTH PARTNERS LLC/
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

2023

00-00-31-1800-0191-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

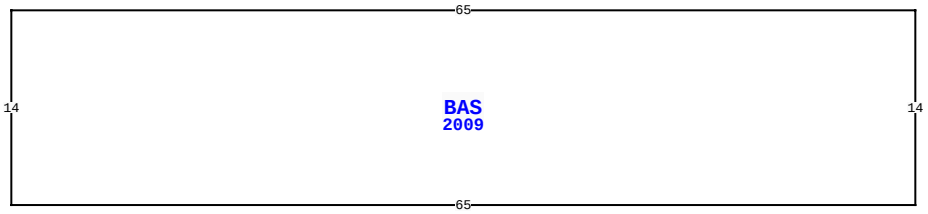
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	28,913
TOTALS	910		910	28,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	94.0000	61.10	55,601	1980	2002	0	0	0	48.00	52.00

2 M/H 93- – 0% - 2023 Heated Area: 910 HX Base Yr



1315 S 5TH ST, FERNANDINA BEACH

BLD DATE	12/10/2014	KK
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,011
TOTAL MARKET OB/XF VALUE	24,245
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	502,256
SOH/AGL Deduction	0
ASSESSED VALUE	502,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,256
TOTAL JUST VALUE	502,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21910	DEMOLITION	600	09/01/2008
B21911	DEMOLITION	600	09/01/2008
MHA97051	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1490	4/14/2022	WD	Q	I	01	625,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: 5TH SOUTH PARTNERS						
2452/0661	4/08/2021	WD	Q	I	01	480,000
GRANTOR: PEEPLES KIRBY T & DAN						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W65 S14 E65 N14$.

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 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 08/02/2023 BY SYS

BLOCK 191 LOTS 5 6 7 8
1972 CNCR SW/MH
CITY OF FDNA BEACH

5TH SOUTH PARTNERS LLC/
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

2023

00-00-31-1800-0191-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

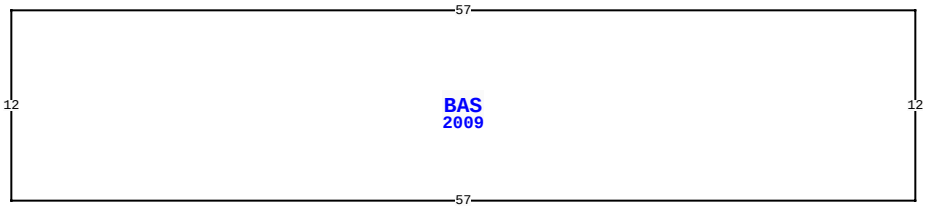
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur		N/A 100
Roof Cover		N/A 100
Interior Wall	04	PLYWOOD 90
Interior Wall	06	CUST PANEL 10
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	15,254
TOTALS	684		684	15,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	81.7000	53.10	36,320	1974	2002	0	10	0	48.00	42.00

3 M/H 93- – 0% - 2023 Heated Area: 684 HX Base Yr



BLD DATE	12/10/2014 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

1315 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,011
TOTAL MARKET OB/XF VALUE	24,245
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	502,256
SOH/AGL Deduction	0
ASSESSED VALUE	502,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,256
TOTAL JUST VALUE	502,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1490	4/14/2022	WD	Q	I	01	625,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: 5TH SOUTH PARTNERS						
2452/0661	4/08/2021	WD	Q	I	01	480,000
GRANTOR: PEEPLES KIRBY T & DAN						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W57 S12 E57 N12$.

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 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 08/02/2023 BY SYS

BLOCK 191 LOTS 5 6 7 8
1972 CNCR SW/MH
CITY OF FDNA BEACH

5TH SOUTH PARTNERS LLC/
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

2023

00-00-31-1800-0191-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

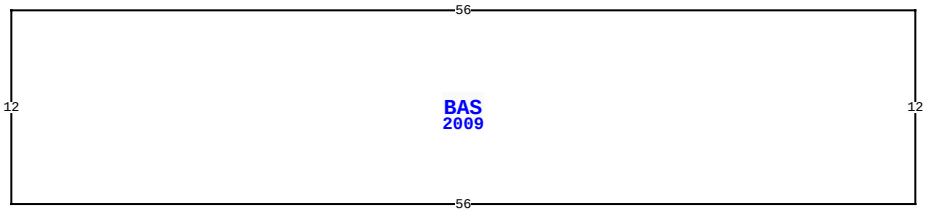
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	14,435
TOTALS	672		672	14,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	63.5600	41.31	27,760	1974	2002	0	0	0	48.00	52.00

4 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,011
TOTAL MARKET OB/XF VALUE	24,245
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	502,256
SOH/AGL Deduction	0
ASSESSED VALUE	502,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,256
TOTAL JUST VALUE	502,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1490	4/14/2022	WD	Q	I	01	625,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: 5TH SOUTH PARTNERS						
2452/0661	4/08/2021	WD	Q	I	01	480,000
GRANTOR: PEEPLES KIRBY T & DAN						
GRANTEE: 1854 CLINCH LLC						

1315 S 5TH ST, FERNANDINA BEACH

BLD DATE	12/10/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S12 E56 N12$.

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 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 08/02/2023 BY SYS

BLOCK 191 LOTS 5 6 7 8
1972 CNCR SW/MH
CITY OF FDNA BEACH

5TH SOUTH PARTNERS LLC/
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

2023

00-00-31-1800-0191-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

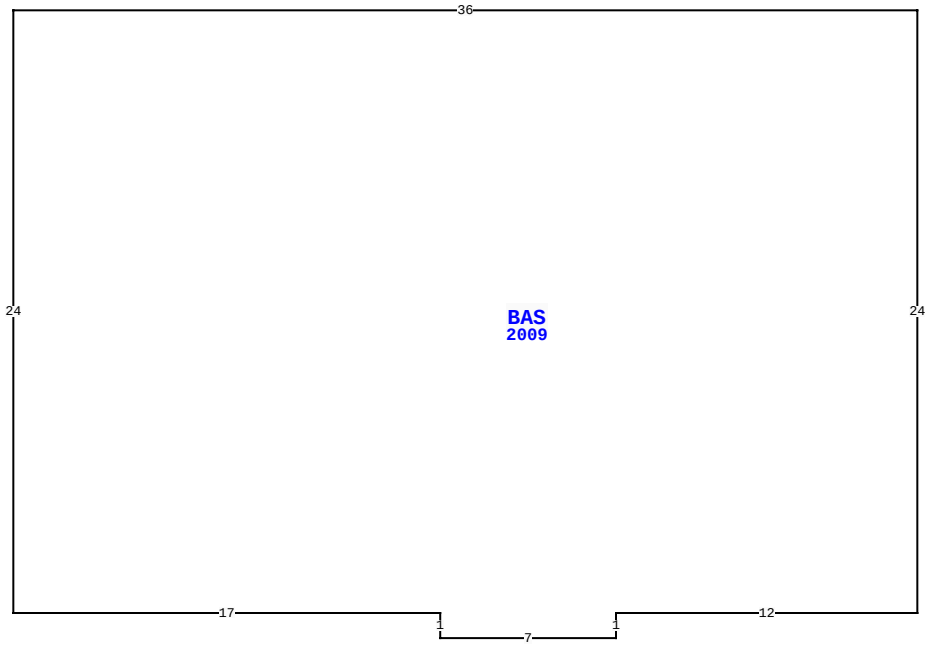
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	871	100	871	30,853
TOTALS	871		871	30,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	871	104.8000	68.12	59,333	1980	2002	0	0	0	48.00	52.00

5 M/H 93- – 0% - 2023 Heated Area: 871 HX Base Yr



BLD DATE	12/10/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1315 S 5TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,011
TOTAL MARKET OB/XF VALUE	24,245
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	502,256
SOH/AGL Deduction	0
ASSESSED VALUE	502,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,256
TOTAL JUST VALUE	502,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2556/1490	4/14/2022	WD	Q	I	01	625,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: 5TH SOUTH PARTNERS						
2452/0661	4/08/2021	WD	Q	I	01	480,000
GRANTOR: PEEPLES KIRBY T & DAN						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W36 S24 E17 S1 E7 N1 E12 N24$.

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 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 08/02/2023 BY SYS

BLOCK 191 LOTS 5 6 7 8
1972 CNCR SW/MH
CITY OF FDNA BEACH

5TH SOUTH PARTNERS LLC/
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

2023

00-00-31-1800-0191-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

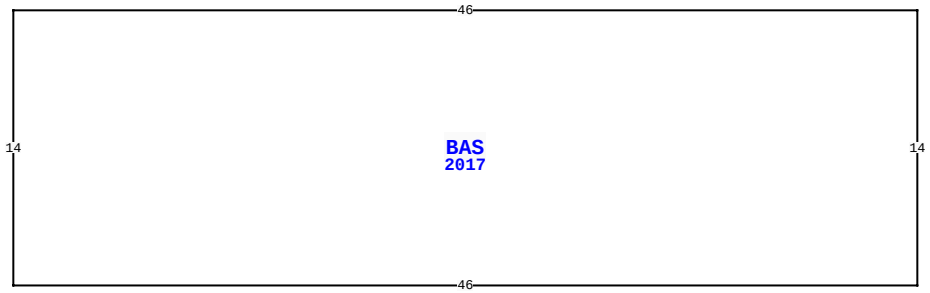
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	22,856
TOTALS	644		644	22,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	644	105.0000	68.25	43,953	1985	2002	0	0	0	48.00	52.00

6 M/H 93- – 0% - 2023 Heated Area: 644 HX Base Yr



1315 S 5TH ST, FERNANDINA BEACH

BLD DATE	12/10/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,011
TOTAL MARKET OB/XF VALUE	24,245
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	502,256
SOH/AGL Deduction	0
ASSESSED VALUE	502,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,256
TOTAL JUST VALUE	502,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1490	4/14/2022	WD	Q	I	01	625,000
GRANTOR: 1854 CLINCH LLC						
GRANTEE: 5TH SOUTH PARTNERS						
2452/0661	4/08/2021	WD	Q	I	01	480,000
GRANTOR: PEEPLES KIRBY T & DAN						
GRANTEE: 1854 CLINCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W46 S14 E46 N14$.

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 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 08/02/2023 BY SYS