UNIT 1100 & STORAGE UNIT
LOFTS ON FIFTH CONDO 2289/029

CONWAY THOMAS BLAKELY & DOROTHY ELIZABETH
19 N 5TH ST 1100
FERNANDINA BEACH, FL 32034

2024

00-00-31-1799-1100-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	RT TERRACE	RT TERRACE 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		5 100
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	1,806		1,806	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0179900		1,806				2020	2020	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

19 N 5TH ST 1100, 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		1,200,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,200,000
SOH/AGL Deduction		0
ASSESSED VALUE		1,200,000
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,150,000
TOTAL JUST VALUE		1,200,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,440,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190207	NEW CONSTR	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1827	12/11/2023	WD	Q	I	01	1,425,000

GRANTOR: LOFTS ON FIFTH LLC

GRANTEE: CONWAY THOMAS BLAKE

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS