UNIT 3300 & STORAGE UNIT
LOFTS ON FIFTH CONDO 2289/029

2854077 ONTARIO INC
400 BRONTE STREET S
MILTON ONTARIO, L9TOH-7

2024

00-00-31-1799-3300-0000

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		3 100
Bathrooms		3.5 100
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	2,141		2,141	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0179900		2,141				2020	2020	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

19 N 5TH ST 3300, 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	1,548,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,548,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,548,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,548,000
TOTAL JUST VALUE	1,548,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,720,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190214	NEW CONSTR	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2545/1746	3/09/2022	WD	Q	I	01	1,750,000

GRANTOR: LOFTS ON FIFTH LLC

GRANTEE: 2854077 ONTARIO INC

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