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

2024

00-00-31-1800-0191-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

1315 S 5TH ST, FERNANDINA BEACH

BLD DATE	12/10/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	400,000
SOH/AGL Deduction	9,774
ASSESSED VALUE	390,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,226
TOTAL JUST VALUE	400,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240006755	REPLACEMENT SINGL	0	06/06/2024
MH240006765	REPLACEMENT SINGL	0	06/06/2024
MH240006774	REPLACEMENT SINGL	0	06/06/2024
MH240006761	REPLACEMENT SINGL	0	06/06/2024
MH240006759	REPLACEMENT M/H S	0	06/06/2024
MH240006764	REPLACEMENT SING	0	06/06/2024

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

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
1	000000	C	VAC RES	0	0006	RM	400.00	100.00	400.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	400,000							

REVIEW DATE 03/19/2024 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS