

FIVE POINTS VILLAGE LLC
1666 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-30-0380-0013-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		8	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				352,060				
TOTAL MARKET OB/XF VALUE				29,526				
TOTAL LAND VALUE - MARKET				442,652				
TOTAL MARKET VALUE				824,238				
SOH/AGL Deduction				121,021				
ASSESSED VALUE				703,217				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				703,217				
TOTAL JUST VALUE				824,238				
NCON VALUE				0				
INCOME VALUE				524,831				
PREVIOUS YEAR MKT VALUE				791,116				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B00739		REMODEL		1,500		01/01/1994		
0562		REMODEL		1,500		10/01/1993		
0534		REMODEL		800		09/01/1993		
0099		H/AC		12,000		06/01/1993		
00153		REMODEL		32,000		05/18/1993		
B8773		REMODEL		32,000		03/16/1993		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/0513		9/03/2015		QC	U	I	11	100
GRANTOR: MILLER LASSERRE PARTN								
GRANTEE: FIVE POINTS VILLAGE								
0915/1829		1/19/2000		WD	U	I	07	100
GRANTOR: MILLER DAVID & CURTIS								
GRANTEE: MILLER LASSERRE PAR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W17 BAS=[YR=2004] N32 CAN=[YR=2004] N5 PTO=[YR=2004] N3 W82 S3 E82\$ W82 S5 E82\$ W82 S32 E82\$ W111 S50 CAN=[YR=1993] S5 PTO=[YR=1993] S4 E128 N4 W128\$ E128 N5 W128\$ E128 N50\$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
42,652								
Common: 442,652 PRINTED 07/30/2025 BY SYS								

FIVE POINTS VILLAGE LLC
1666 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-30-0380-0013-0000

[illegible]