UNIT 2100 & STORAGE UNIT
LOFTS ON FIFTH CONDO 2289/029

PORTER-MCMILLAN FAMILY TRUST/PORTER JON C SE TRUST
19 N 5TH ST UNIT 2100
FERNANDINA BEACH, FL 32034

2025

00-00-31-1799-2100-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	RT TERRACE	RT TERRACE 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,184			1,184	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0179900		1,184				2020	2020	100	100	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

19 N 5TH ST 2100, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		738,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		738,000
SOH/AGL Deduction		0
ASSESSED VALUE		738,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		687,278
TOTAL JUST VALUE		738,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190213	NEW CONSTR	0	04/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/619	3/24/2025	QC	U	I	11	100
GRANTOR: PORTER JON C SR						
GRANTEE: PORTER-MCMILLAN FAM						
2692/634	2/01/2024	WD	Q	I	01	865,000
GRANTOR: EHRENTHAL HERBERT STE						
GRANTEE: PORTER JON C SR						

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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS