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

**2025**

**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 | YEAR | 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 | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 520,000 |
| TOTAL MARKET VALUE | 520,000 |
| SOH/AGL Deduction | 90,751 |
| ASSESSED VALUE | 429,249 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 429,249 |
| TOTAL JUST VALUE | 520,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 400,000 |

7/2025KW: MISC WD DECKS TO EACH MH = NV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250001184 | CO FOR LOT 9 _ RE | 0 | 02/04/2025 |
| CO250001181 | CO FOR LOT 7 _ RE | 0 | 02/04/2025 |
| CO250001182 | CO FOR LOT 8 _ RE | 0 | 02/04/2025 |
| CO250001180 | CO FOR LOT 10 _ R | 0 | 02/04/2025 |
| MH240006755 | LOT 1 _ REPLACEME | 0 | 06/06/2024 |
| MH240006765 | LOT 9 _ REPLACEME | 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 | 000100 | C | RES | 0 | 0006 | RM | 400.00 | 100.00 | 400.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 520,000 | | | | | | | |

REVIEW DATE 06/30/2025 BY KW Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS