BLOCK A PT LOTS 1 & 6 &
ALL LOTS 2 THRU 5
PT OR 2765/923

OCEAN GARDENS AMELIA LAND TRUST/ESQUIRE TRUSTEE SE
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

2026

00-00-30-0460-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

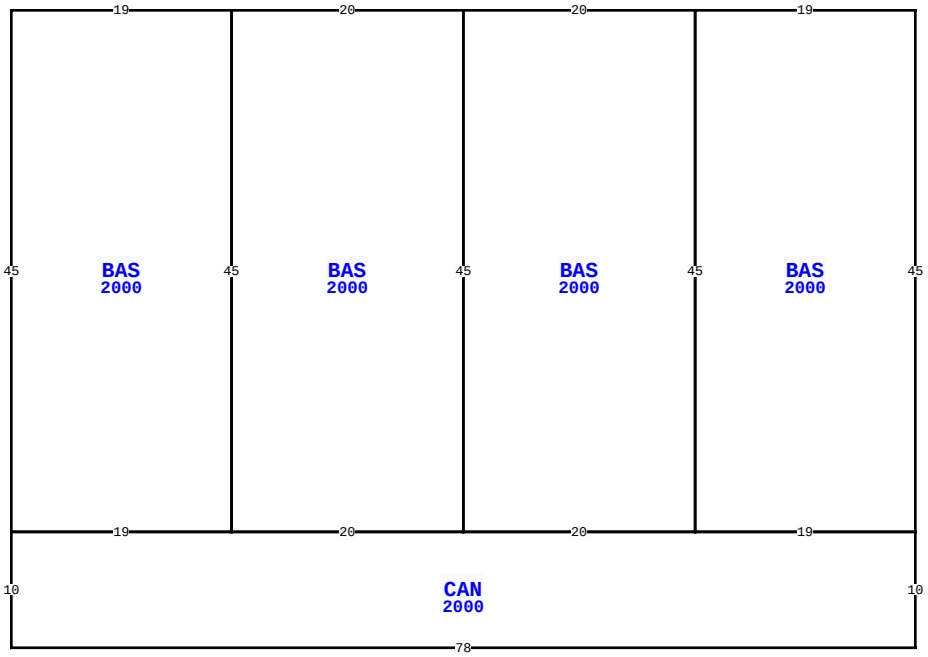
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 75
Interior Floo	14	CARPET 25
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	05	STEEL 100
Common Wall		20 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Quality	00	00 Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	855	100	2000	855	100,625
BAS	855	100	2000	855	100,625
BAS	900	100	2000	900	105,921
BAS	900	100	2000	900	105,921
CAN	780	30	2000	234	27,539
TOTALS	4,290			3,744	440,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	3,744	105.1398	156.92	587,508	2000	2000	0	0	0	25.00	75.00

1 OFFICE 0% - 2026 Heated Area: 3510 HX Base Yr



5174 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE	07/24/2025	KW	LGL DATE	
XF DATE	07/24/2025	KW	LAND DATE	04/22/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	539,219
TOTAL MARKET OB/XF VALUE	25,737
TOTAL LAND VALUE - MARKET	413,000
TOTAL MARKET VALUE	977,956
SOH/AGL Deduction	0
ASSESSED VALUE	977,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	977,956
TOTAL JUST VALUE	977,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,015,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1419205	H/AC	0	02/01/2014
B9906333	NEW CONSTR	260,376	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2765/923	1/31/2025	SW	Q	I	05	3,000,000
GRANTOR: M P S PROPERTIES LLC						
GRANTEE: OCEAN GARDENS AMELI						
1367/0087	11/14/2005	WD	Q	I		1,500,000
GRANTOR: SPICER WILLIAM T & SU						
GRANTEE: M P S PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;LABEL=Ste: 2;ORIG=-39,-1] W20 S45 E20 N45 $
BAS=[YR=2000;LABEL=Ste: 3;ORIG=-19,-1] W20 S45 E20 N45 $
BAS=[YR=2000;LABEL=Ste: 4;ORIG=0,-1] W19 S45 E19 N45 $
BAS=[YR=2000;LABEL=Ste: 1;ORIG=-59,-1] W19 S45 E19 N45 $
CAN=[YR=2000;ORIG=-78,44] S10 E78 N10 W19 W20 W20 W19 $
.

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
1	0812	CONCRETE C	0	0	0	0	3,960.00	SF	4.00	4.00	100	2000	2000	3	75	11,880	
2	0803	ASPHALT C	0	0	0	0	8,600.00	SF	2.00	2.00	100	2000	2000	3	50	8,600	
3	0400	CONC CURB	0	0	0	0	153.00	LF	15.00	15.00	100	2000	2000	3	81	1,859	
4	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	2000	2000	3	75	858	
5	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	2000	2000	3	81	263	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	2,277	

LAND DESCRIPTION

TOTAL OB/XF 25,737

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	001700	C	1STORY OFF	0		CG	125.00	236.00	29,500.00	SF		1.00	1.00	1.00	14.00	14.00	413,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.68 Total Land Value: 413,000 Market: 0 Agricultural: 0 Common: 413,000 PRINTED 07/09/2026 BY SYS

BLOCK A PT LOTS 1 & 6 &
ALL LOTS 2 THRU 5
PT OR 2765/923

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1919 BLANDING BLVD
JACKSONVILLE, FL 32210

2026

00-00-30-0460-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

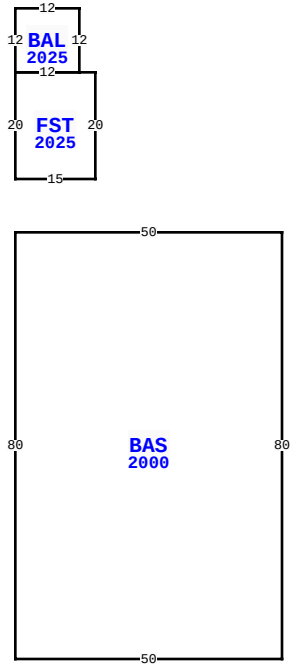
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Common Wall		20 100
Story Height		18 100
RMS		4 100
Stories	1.5	1.5 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	144	15	2025	22	513
BAS	4,000	100	2000	4,000	93,184
FST	300	70	2025	210	4,892
TOTALS	4,444			4,232	98,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,232	73.1959	34.77	147,147	2000	2000	0	0	0	33.00	67.00

2 STOR WAREH 0% - 2026 Heated Area: 4000 HX Base Yr



BLD DATE	07/24/2025	KW	LGL DATE
XF DATE	07/24/2025	KW	LAND DATE 04/22/2025 DC
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5174 FIRST COAST HWY, FERNANDINA BEACH

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NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	1,015,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/923	1/31/2025	SW	Q	I	05	3,000,000
GRANTOR: M P S PROPERTIES LLC						
GRANTEE: OCEAN GARDENS AMELI						
1367/0087	11/14/2005	WD	Q	I		1,500,000
GRANTOR: SPICER WILLIAM T & SU						
GRANTEE: M P S PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W50 S80 E50 N80 $
FST=[YR=2025;LABEL=above bas;ORIG=-50,-10] E15 N20 W3 W12 S20 $
BAL=[YR=2025;ORIG=-50,-30] E12 N12 W12 S12 $
.

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 01/01/2023 BY CD Total Acres: 0.68 Total Land Value: 413,000 Market: 0 Agricultural: 0 Common: 413,000 PRINTED 07/09/2026 BY SYS