UNIT 2503-B
FT CLINCH CONDO OR 1283/1630

MCCARTHY JOHN JUSTIN/BULLACH KATHRYN ELIZABETH
3750 NEWPORT WAY DRIVE
WATERFORD, MI 48329

2026

00-00-31-130F-2503-00B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1303300
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Balcony	FOP	FOP 100	
Parking	B/I GARAGE	B/I GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		3 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,983			1,983	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,983				1995	1995	100	100	0		

1 CONDO 0% - 2026 HX Base Yr

2503 W 5TH ST B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	632,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	632,000
SOH/AGL Deduction	0
ASSESSED VALUE	632,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	632,000
TOTAL JUST VALUE	632,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210636	ROOF	0	06/08/2021
20080897	H/AC	5,800	05/27/2008
20080098	REPAIR/RRF	4,900	01/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2768/1286	2/18/2025	WD	Q	I	01	825,000
GRANTOR: HELWIG WAYNE & DEBRA						
GRANTEE: MCCARTHY JOHN JUSTI						
2502/1910	9/30/2021	WD	Q	I	01	525,000
GRANTOR: SHANNON ERIC T						
GRANTEE: HELWIG WAYNE & DEBR						

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS