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

2026

00-00-31-1800-0191-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

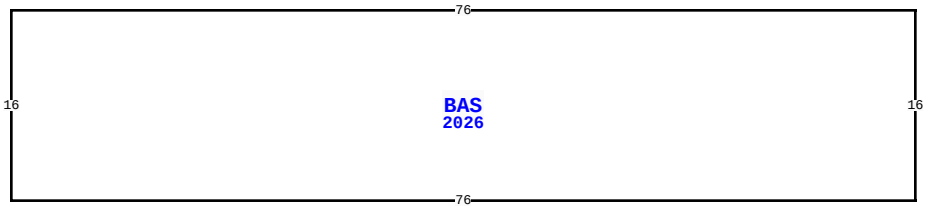
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2026	1,216	125,681
TOTALS	1,216			1,216	125,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.0000	104.40	126,950	2024	2024	0	0	0	1.00	99.00

7 M/H 94+ 0% - 2026 Heated Area: 1216 HX Base Yr



1315 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/10/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	502,720
TOTAL MARKET OB/XF VALUE	30,144
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	1,332,864
SOH/AGL Deduction	0
ASSESSED VALUE	1,332,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,332,864
TOTAL JUST VALUE	1,332,864
NCON VALUE	532,864
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,000

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260004489			04/27/2026
CO260004488			04/27/2026
CO260004487			04/27/2026
MH240006772	MANU REPL	0	01/23/2026
CO250001184	CO FOR LOT 9 _ RE	0	02/04/2025
CO250001181	CO FOR LOT 7 _ RE	0	02/04/2025

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

BAS=[YR=2026;ORIG=30,10] E76 S16 W76 N16 $
.

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	0855	CONC PAVER	9	0	18	18	324.00	SF	10.00	10.00	100	2026	2025		100	3,240	
2	0855	CONC PAVER	9	0	105	3	315.00	SF	10.00	10.00	100	2026	2025		100	3,150	
3	0476	VF 6 SBPL	9	0	0	0	24.00	LF	32.00	32.00	100	2026	2025		100	768	
4	0855	CONC PAVER	7	0	18	18	324.00	SF	10.00	10.00	100	2026	2025		100	3,240	
5	0855	CONC PAVER	7	0	105	3	315.00	SF	10.00	10.00	100	2026	2025		100	3,150	
6	0476	VF 6 SBPL	7	0	0	0	24.00	LF	32.00	32.00	100	2026	2025		100	768	
7	0855	CONC PAVER	8	0	18	18	324.00	SF	10.00	10.00	100	2026	2025		100	3,240	
8	0855	CONC PAVER	8	0	105	3	315.00	SF	10.00	10.00	100	2026	2025		100	3,150	
9	0476	VF 6 SBPL	8	0	0	0	24.00	LF	32.00	32.00	100	2026	2025		100	768	
10	0855	CONC PAVER	10	0	18	20	360.00	SF	10.00	10.00	100	2026	2025		100	3,600	

TOTAL OB/XF 25,074

LAND DESCRIPTION

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	000210	C	TRLR PARK	0	0006	RM	400.00	100.00	400.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	800,000							

REVIEW DATE 01/05/2026 BY KW Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS

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

2026

00-00-31-1800-0191-0050

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
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Interior Floo	13	LVT/LAMNT 100
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Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

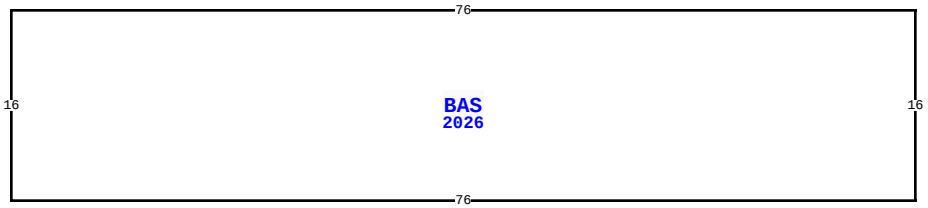
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2026	1,216	125,681
TOTALS	1,216			1,216	125,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.0000	104.40	126,950	2024	2024	0	0	0	1.00	99.00

8 M/H 94+ 0% - 2026 Heated Area: 1216 HX Base Yr



1315 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/10/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	502,720
TOTAL MARKET OB/XF VALUE	30,144
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	1,332,864
SOH/AGL Deduction	0
ASSESSED VALUE	1,332,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,332,864
TOTAL JUST VALUE	1,332,864
NCON VALUE	532,864
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
MH240006774	LOT 7 _ REPLACEME	0	06/06/2024
MH240006761	LOT 3 _ 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

BAS=[YR=2026;ORIG=30,10] E76 S16 W76 N16 $
.

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
11	0855	CONC PAVER	10	0	105	3	315.00	SF	10.00	10.00	100	2026	2025		100	3,150	
12	0476	VF 6 SBPL	10	0	0	0	60.00	LF	32.00	32.00	100	2026	2025		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 5,070

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 01/05/2026 BY KW Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS

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2026

00-00-31-1800-0191-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

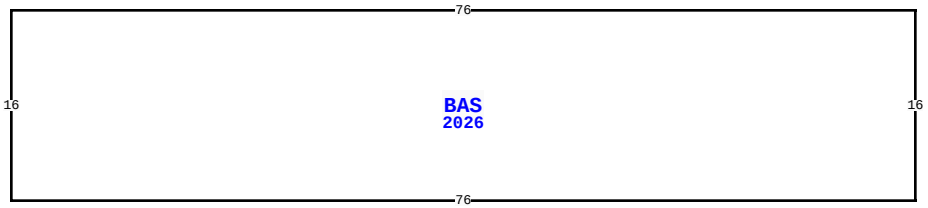
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2026	1,216	125,681
TOTALS	1,216			1,216	125,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.0000	104.40	126,950	2024	2024	0	0	0	1.00	99.00

9 M/H 94+ 0% - 2026 Heated Area: 1216 HX Base Yr



1315 S 5TH ST, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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NCON VALUE	532,864
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240006759	LOT 2 _ REPLACEME	0	06/06/2024
MH240006764	LOT 4 _ REPLACEME	0	06/06/2024
MH240006760	LOT 8 _ REPLACEME	0	06/06/2024
MH240006769	LOT 10 _ REPLACEM	0	06/06/2024
MH240006768	LOT 5 _ REPLACEME	0	06/06/2024
B240001219	DEMO MH	6,000	01/31/2024

SALES DATA

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2452/0661	4/08/2021	WD	Q	I	01	480,000
GRANTOR: PEEPLES KIRBY T & DAN						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E76 S16 W76 N16 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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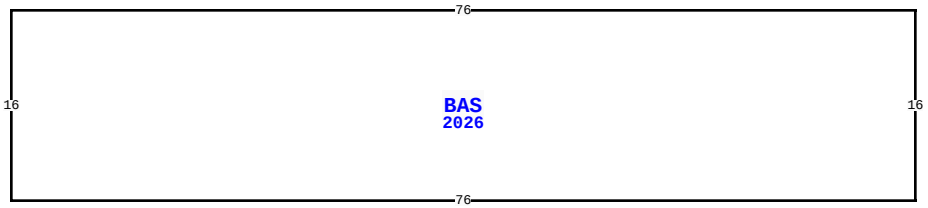

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NCON VALUE	532,864
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016171	LOT 6	4,500	12/18/2023
MH0104	CO ISSUED	0	06/23/2011
P14820	NEW CONSTR	0	06/01/2011
C0103	CO ISSUED	0	08/01/2010
P14377	NEW CONSTR	0	07/01/2010
B21908	DEMOLITION	600	09/01/2008

SALES DATA

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TOTAL OB/XF 0

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