

FIRSTSUN HOLDINGS LLC
 5013 PARK ST
 JACKSONVILLE, FL 32205

Primary Site Address
 1512 CASSAT AVE
 Jacksonville FL 32205-

Official Record Book/Page
 18679-01645

Title #
 6430

1512 CASSAT AVE

Property Detail

RE #	067144-0000
Tax District	GS
Property Use	4900 Open Storage
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	9392

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$3,145.00	\$3,298.00
Land Value (Market)	\$79,060.00	\$79,060.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$82,205.00	\$82,358.00
Assessed Value	\$82,205.00	\$82,358.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$82,205.00	See below

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Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18679-01645	2/1/2019	\$115,000.00	WD - Warranty Deed	Unqualified	Improved
09800-02387	11/10/2000	\$140,000.00	WD - Warranty Deed	Qualified	Improved
08817-01431	12/30/1997	\$57,100.00	WD - Warranty Deed	Unqualified	Improved
03871-00154	2/13/1975	\$65,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	2,880.00	\$3,041.00
2	PVCC1	Paving Concrete	0	0	0	132.00	\$257.00

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	9,583.00	Square Footage	\$79,060.00

Legal

LN	Legal Description
1	30-2S-26E .22
2	PT SE1/4 OF SE1/4 BEING LOT 2 AS
3	RECD O/R 9800-2387

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$82,205.00	\$0.00	\$82,205.00	\$930.33	\$930.31	\$892.86
Public Schools: By State Law	\$82,205.00	\$0.00	\$82,205.00	\$254.18	\$254.42	\$246.18
By Local Board	\$82,205.00	\$0.00	\$82,205.00	\$184.80	\$184.80	\$176.40
School Board Voted	\$82,205.00	\$0.00	\$82,205.00	\$82.21	\$82.21	\$82.21
FL Inland Navigation Dist.	\$82,205.00	\$0.00	\$82,205.00	\$2.37	\$2.37	\$2.22
Water Mgmt Dist. SJRWMD	\$82,205.00	\$0.00	\$82,205.00	\$14.74	\$14.74	\$14.00
Totals				\$1,468.63	\$1,468.85	\$1,413.87

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$82,207.00	\$82,207.00	\$0.00	\$82,207.00
Current Year	\$82,205.00	\$82,205.00	\$0.00	\$82,205.00

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

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[2025](#)

[2024](#)

[2023](#)

[2022](#)

[2021](#)

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FIRSTSUN HOLDINGS LLC
 5005 PARK ST
 JACKSONVILLE, FL 32205-7253

Primary Site Address
 5013 PARK ST
 Jacksonville FL 32205-

Official Record Book/Page
 13549-01302

Tile #
 6430

5013 PARK ST
 Property Detail

RE #	067148-0000
Tax District	GS
Property Use	2794 Vehicle Used Sales/Rental
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	13515

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$176,824.00	\$181,612.00
Extra Feature Value	\$8,326.00	\$8,789.00
Land Value (Market)	\$111,045.00	\$111,045.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$296,195.00	\$301,446.00
Assessed Value	\$296,195.00	\$301,446.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$296,195.00	See below

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
13549-01302	7/19/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
13419-01451	7/19/2006	\$679,700.00	WD - Warranty Deed	Unqualified	Improved
05732-00745	5/26/1981	\$53,000.00	WD - Warranty Deed	Unqualified	Improved
05372-00871	5/26/1981	\$53,000.00	WD - Warranty Deed	Unqualified	Improved
05372-00870	5/7/1981	\$112.00	WD - Warranty Deed	Unqualified	Improved
05372-00868	5/7/1981	\$112.00	WD - Warranty Deed	Unqualified	Improved
05061-00731	2/20/1980	\$37,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	3,780.00	\$7,348.00
2	WMBC1	Wall Masonry/Brick	1	0	0	24.00	\$138.00
3	FCBC1	Fence Chain Barbed	1	0	0	184.00	\$1,303.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	COG-2	0.00	0.00	Common	13,460.00	Square Footage	\$111,045.00

Legal

LN	Legal Description
1	30-25-26E .309
2	PT SE1/4 OF SE1/4 BEING LOT 24 AS
3	RECD O/R 13419-1451

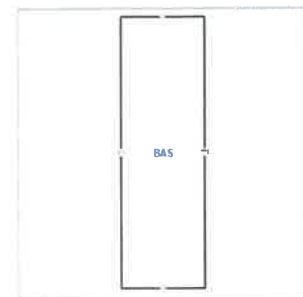
Buildings

Building 1
 Building 1 Site Address
 5013 PARK ST Unit
 Jacksonville FL 32205-

Building Type	1701 - OFFICE 1-2 STY
Year Built	1981
Building Value	\$113,449.00

Type	Gross Area	Heated Area	Effective Area
Base Area	3131	3131	3131
Total	3131	3131	3131

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	25	25 Modular Metal
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	12	12 Modular Metal
Interior Wall	8	8 Decorative Cvr
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Celling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel



Element	Code	Detail
Stories	1.000	
Restrooms	2.000	
Baths	5.000	
Rooms / Units	11.000	
Avg Story Height	13.000	

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$296,195.00	\$0.00	\$296,195.00	\$3,409.97	\$3,352.01	\$3,217.09
Public Schools: By State Law	\$296,195.00	\$0.00	\$296,195.00	\$931.67	\$916.72	\$887.02
By Local Board	\$296,195.00	\$0.00	\$296,195.00	\$677.36	\$665.85	\$635.58
School Board Voted	\$296,195.00	\$0.00	\$296,195.00	\$301.32	\$296.20	\$296.20
FL Inland Navigation Dist.	\$296,195.00	\$0.00	\$296,195.00	\$8.68	\$8.53	\$8.00
Water Mgmt Dist. SJRWMD	\$296,195.00	\$0.00	\$296,195.00	\$54.03	\$53.11	\$50.44
			Totals	\$5,383.03	\$5,292.42	\$5,094.33

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$301,317.00	\$301,317.00	\$0.00	\$301,317.00
Current Year	\$296,195.00	\$296,195.00	\$0.00	\$296,195.00

2025 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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- [2025](#)
- [2024](#)
- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
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- [2016](#)
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FIRSTSUN HOLDINGS LLC
 5013 PARK ST
 JACKSONVILLE, FL 32205-7253

Primary Site Address
 5005 PARK ST
 Jacksonville FL 32205-

Official Record Book/Page
 13549-01302

Title #
 6430

5005 PARK ST
 Property Detail

RE #	067135-0000
Tax District	GS
Property Use	2891 Parking Lot
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	9255

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$7,726.00	\$12,881.00
Land Value (Market)	\$66,842.00	\$66,842.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$74,568.00	\$79,723.00
Assessed Value	\$74,568.00	\$79,723.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$74,568.00	See below

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
13549-01302	7/19/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
13419-01451	7/19/2006	\$679,700.00	WD - Warranty Deed	Unqualified	Improved
08205-00327	10/25/1995	\$100.00	RW - Right of Way	Unqualified	Vacant
05620-01229	2/18/1983	\$25,000.00	QC - Quit Claim	Unqualified	Improved
05038-00609	12/31/1980	\$100.00	QC - Quit Claim	Unqualified	Improved
03723-00903	3/31/1974	\$30,000.00	WD - Warranty Deed	Unqualified	Improved
03348-00768	3/14/1972	\$24,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	8,228.00	\$8,327.00
2	PVCC1	Paving Concrete	0	0	0	593.00	\$4,554.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	8,102.00	Square Footage	\$66,842.00

Legal

LN	Legal Description
1	30-2S-26E .186
2	SE1/4 OF SE1/4
3	PT RECD O/R 13419-1451(EX
4	PT R/W RECD O/R 8205-327)

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$74,568.00	\$0.00	\$74,568.00	\$843.89	\$843.88	\$809.91
Public Schools: By State Law	\$74,568.00	\$0.00	\$74,568.00	\$230.57	\$230.79	\$223.31
By Local Board	\$74,568.00	\$0.00	\$74,568.00	\$167.63	\$167.63	\$160.01
School Board Voted	\$74,568.00	\$0.00	\$74,568.00	\$74.57	\$74.57	\$74.57
FL Inland Navigation Dist.	\$74,568.00	\$0.00	\$74,568.00	\$2.15	\$2.15	\$2.01
Water Mgmt Dist. SJRWMD	\$74,568.00	\$0.00	\$74,568.00	\$13.37	\$13.37	\$12.70
Totals				\$1,332.18	\$1,332.39	\$1,282.51

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$74,569.00	\$74,569.00	\$0.00	\$74,569.00
Current Year	\$74,568.00	\$74,568.00	\$0.00	\$74,568.00

2025 TRIM Property Record Card (PRC)

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2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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 JACKSONVILLE, FL 32205-7253

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Title #
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5013 PARK ST
 Property Detail

RE #	067134-0000
Tax District	GS
Property Use	2891 Parking Lot
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	13469

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$9,010.00	\$9,529.00
Land Value (Market)	\$111,045.00	\$111,045.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$120,055.00	\$120,574.00
Assessed Value	\$120,055.00	\$120,574.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$120,055.00	See below

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
13549-01302	7/19/2006	\$100.00	WD - Warranty Deed	Unqualified	Vacant
13419-01451	7/19/2006	\$679,700.00	WD - Warranty Deed	Unqualified	Improved
06567-01528	8/18/1988	\$30,000.00	WD - Warranty Deed	Unqualified	Vacant
05417-00800	9/16/1982	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	0	0	0	4,144.00	\$8,056.00
2	LPWC1	Light Pole Wood	0	0	0	3.00	\$693.00
3	LITC1	Lighting Fixtures	0	0	0	3.00	\$780.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	COG-1	0.00	0.00	Common	13,460.00	Square Footage	\$111,045.00

Legal

LN	Legal Description
1	30-2S-26E .309
2	SE1/4 OF SE1/4
3	PT RECD O/R 13419-1451
4	PARCEL 1

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$120,055.00	\$0.00	\$120,055.00	\$1,359.17	\$1,358.65	\$1,303.97
Public Schools: By State Law	\$120,055.00	\$0.00	\$120,055.00	\$371.35	\$371.57	\$359.53
By Local Board	\$120,055.00	\$0.00	\$120,055.00	\$269.99	\$269.88	\$257.61
School Board Voted	\$120,055.00	\$0.00	\$120,055.00	\$120.10	\$120.06	\$120.06
FL Inland Navigation Dist.	\$120,055.00	\$0.00	\$120,055.00	\$3.46	\$3.46	\$3.24
Water Mgmt Dist. SJRWMD	\$120,055.00	\$0.00	\$120,055.00	\$21.53	\$21.53	\$20.45
Totals				\$2,145.60	\$2,145.15	\$2,064.86

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$120,101.00	\$120,101.00	\$0.00	\$120,101.00
Current Year	\$120,055.00	\$120,055.00	\$0.00	\$120,055.00

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