BLOCK 2 LOT 2 3 4 5 6
OR 104/611
OR 200/577 & 312/189

RIVER GREEN ESTATES LLC
11323 PHILLIPS PKWY E STE 7
JACKSONVILLE, FL 32256

2023

00-00-30-0620-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

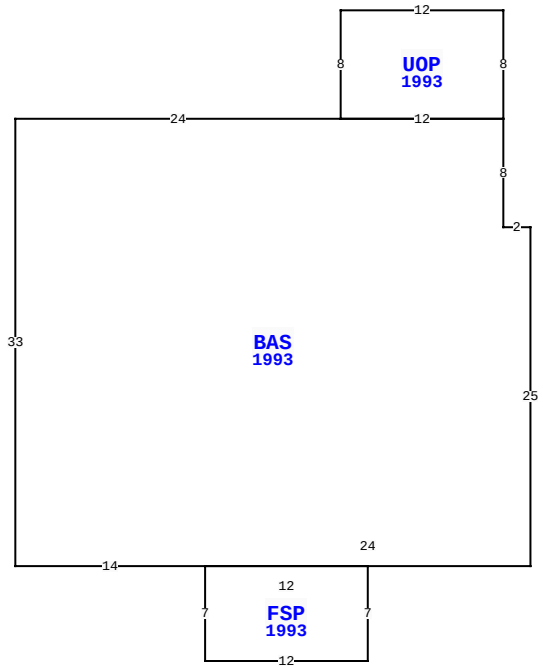
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100	1,238	45,491
FSP	84	40	34	1,250
UOP	96	20	19	698
TOTALS	1,418		1,291	47,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,291	81.4320	73.49	94,876	1940	1940	0	0	50	27.75	50.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1238 HX Base Yr



797 OLD AMELIA AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	47,438
TOTAL MARKET OB/XF VALUE	3,332
TOTAL LAND VALUE - MARKET	256,800
TOTAL MARKET VALUE	307,570
SOH/AGL Deduction	0
ASSESSED VALUE	307,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,570
TOTAL JUST VALUE	307,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014621	DEMOLITION	15,000	09/26/2022
B0311280	REMODEL	3,000	06/01/2003
E984675	CHNGE SRVC	0	04/01/1998
0129	REMODEL	600	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0984	1/27/2022	WD	Q	I	01	393,000
GRANTOR: CREWS SUSAN B						
GRANTEE: RIVER GREEN ESTATES						
0336/0822	5/01/1981	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] N8 W12 S8 BAS=[YR=1993] W24 S33 E14
FSP=[YR=1993] S7 E12 N7 W12 $ E24 N25 W2 N8 W12 $ E12 $.

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
4	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2001	2001	3	20	1,200	
5	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2001	2001	3	82	2,132	

LAND DESCRIPTION

TOTAL OB/XF 3,332

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	SFR	0		RS-2	200.00	105.00	200.00	FF		1.00	1.00	0.80	1,200.00	960.00	192,000							
2	000100	C	SFR	0		RS-2	54.00	107.00	54.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	64,800							

REVIEW DATE 01/24/2023 BY TW Total Acres: 0.00 Total Land Value: 256,800 Market: 0 Agricultural: 0 Common: 256,800 PRINTED 08/02/2023 BY SYS