BLK 214 TRACT C OF LOT 5 &
S14 FT OF TRACT D OF LOT 5 IN
OR 2415/1467 BEING PARCEL 2

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

2023

00-00-31-1800-0214-05C0

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

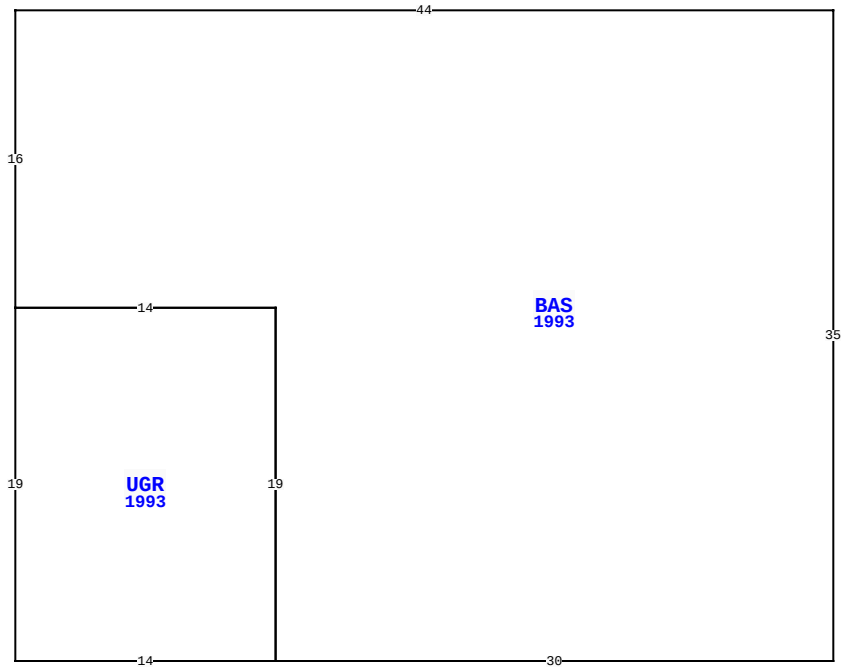
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	34,360
UGR	266	45	120	3,236
TOTALS	1,540		1,394	37,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,394	107.6920	97.19	135,483	1962	1962	0	0	50	22.25	27.75

1 SINGLE FAM – 0% - 0 Heated Area: 1274 HX Base Yr



1113 HICKORY ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,597
TOTAL MARKET OB/XF VALUE	990
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	138,587
SOH/AGL Deduction	28,657
ASSESSED VALUE	109,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,930
TOTAL JUST VALUE	138,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10354	REPAIR/RRF	7,600	03/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2415/1467	12/10/2020	WD	U	I	37	230,000
GRANTOR: GREEN J C ET AL						
GRANTEE: RIVER GREEN ESTATES						
2398/0082	8/24/2020	FJ	U	I	11	0
GRANTOR: GREEN ROBERT ESTATE						
GRANTEE: GREEN J C ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S16 UGR=[YR=1993] S19 E14 N19 W14 $ E14 S19 E30 N35 $.

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	0940	SHEDS/PORT	0	0	15	11	165.00	SF	30.00	30.00	100	1981	1981	3	20	990	

LAND DESCRIPTION

TOTAL OB/XF 990

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	100,000							

REVIEW DATE 10/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS