

TRACT B  
 LANDSCAPE BUFFER  
 RIVER CROSSING OR 2631/407

RIVER CROSSING HOMEOWNERS ASSOCIATION  
 PO BOX 1417  
 NEW PORT RICHEY, FL 34656

**2024**

00-00-30-0342-000B-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100														
DOR CODE 0005 COMMON S/D LANDS			RIVER CROSSING WAY, FERNANDINA BEACH													PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE													
MAP NUM MKT AREA 02			BLD DATE													BUILDING NOTES													
NEIGHBORHOOD/LOC 2041.00			XF DATE													BUILDING DIMENSIONS													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE			INC DATE																										
TOTALS			LGL DATE																										
EXTRA FEATURES			LAND DATE																										
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					
1	000005	C	COMMON S/D L	0		RSF-2			1.00	UT		1.00	1.00	1.00	100.00	100.00	100												
REVIEW DATE 06/05/2023 BY DJ Total Acres: 0.14 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS																													