BLOCK 2 LOT 1
SHEFFIELD SUB PB 2/43

RIVER GREEN ESTATES LLC
11323 PHILLIPS PARKWAY DR E
JACKSONVILLE, FL 32256

2024

00-00-30-0620-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

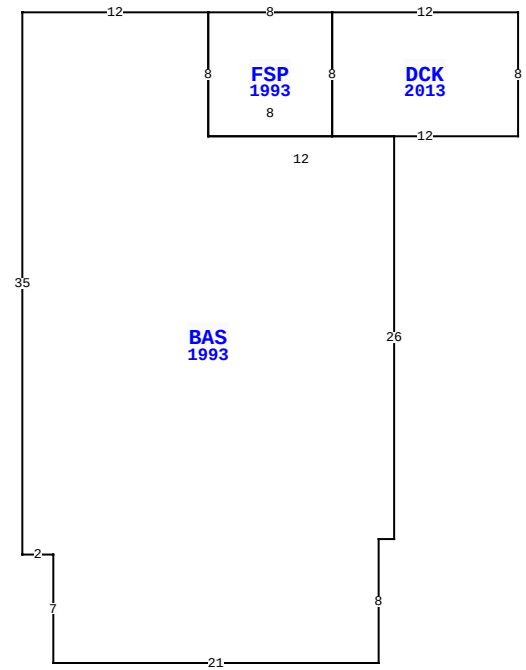
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	01	NONE 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	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	890	100	890	21,203
DCK	96	10	10	238
FSP	64	40	26	620
TOTALS	1,050		926	22,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	926	83.5920	79.41	73,534	1950	1950	0	0	30	25.50	30.00

1 SINGLE FAM – 0% - 2023 Heated Area: 890 HX Base Yr



798 MAGNOLIA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	22,060
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,800
TOTAL MARKET VALUE	106,860
SOH/AGL Deduction	13,847
ASSESSED VALUE	93,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,013
TOTAL JUST VALUE	106,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014623	DEMOLITION	15,000	09/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/0564	8/31/2022	WD	Q	I	01	100,000
GRANTOR: TEAGUE ANN LIVING TRU						
GRANTEE: RIVER GREEN ESTATES						
2562/1205	5/09/2022	QC	U	I	11	100
GRANTOR: TEAGUE ANN B						
GRANTEE: TEAGUE ANN LIVING T						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2013] W12 FSP=[YR=1993] W8 BAS=[YR=1993] W12 S35 E2 S7 E21 N8 E1 N26 W12 N8$ S8 E8N8$ S8 E12 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	53.00	130.00	53.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	84,800							

REVIEW DATE 01/24/2023 BY TW Total Acres: 0.00 Total Land Value: 84,800 Market: 0 Agricultural: 0 Common: 84,800 PRINTED 08/06/2024 BY SYS