

BLOCK 146 LOT S1/2 OF 2
 IN OR 2144/1597
 CITY OF FDNA BEACH

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

2024

00-00-31-1800-0146-0022



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: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,200 TOTAL LAND VALUE - MARKET 99,980 TOTAL MARKET VALUE 101,180 SOH/AGL Deduction 53,594 ASSESSED VALUE 47,586 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 47,586 TOTAL JUST VALUE 101,180 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 101,180											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2144/1597 8/31/2017 WD Q I 01 35,000 GRANTOR: RICO-JACKSON AMBLER GRANTEE: RIVER GREEN ESTATES 2103/0621 2/27/2017 PR U I 19 100 GRANTOR: RICO-JACKSON AMBLER GRANTEE: RICO-JACKSON AMBLE											
DOR CODE 1001V C W/XFOB MAP NUM MKT AREA 01 NEIGHBORHOOD/LOC 1009.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
TOTALS EXTRA FEATURES S 9TH ST, FERNANDINA BEACH																															
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																
1	0752	USP	0 0	20 20	400.00	SF	15.00	15.00	100	1993	1993	3	20	1,200																	
LAND DESCRIPTION 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										TOTAL OB/XF 1,200																					
1	001001	C	V CM/XFOBT	0	0006	MU-8	50.00	100.00	4,999.00	SF		1.00	1.00	1.00	20.00	20.00	99,980														
REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 99,980 Market: 0 Agricultural: 0 Common: 99,980 PRINTED 08/06/2024 BY SYS																															