BLK 231 W1/2 TRACT C OF LOT 2
& W1/2 OF TRACT D OF LOT 3
IN OR 2144/1745

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

2024

00-00-31-1800-0231-02C2

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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	0
TOTAL LAND VALUE - MARKET	125,400
TOTAL MARKET VALUE	125,400
SOH/AGL Deduction	64,813
ASSESSED VALUE	60,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,587
TOTAL JUST VALUE	125,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1745	8/31/2017	WD	Q	V	01	35,000
GRANTOR: RICHO-JACKSON AMBLER						
GRANTEE: RIVER GREEN ESTATES						
2103/0625	2/27/2017	PR	U	V	19	100
GRANTOR: RICHO-JACKSON AMBLER						
GRANTEE: RICHO-JACKSON AMBLE						

ELM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0		R-2	50.00	142.00	50.00	FF		1.00	1.00	1.14	2,200.00	2,508.00	125,400							

REVIEW DATE 03/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 125,400 Market: 0 Agricultural: 0 Common: 125,400 PRINTED 08/06/2024 BY SYS