PT LOTS 11 & 12 OF GORDON &
VENSEL BROTHERS SUB PBK O/13 &
PT OF LOT 4 OF VIRGINIA COLONY

121 NORTH LLC
4952 RIVER BASIN DR S
JACKSONVILLE, FL 32207

2024

32-3N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,806,145
TOTAL MARKET VALUE	249,832
SOH/AGL Deduction	0
ASSESSED VALUE	249,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,832
TOTAL JUST VALUE	1,806,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,806,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2030/0361	2/19/2016	WD	U	V	11	100
GRANTOR: RIVER'S EDGE 121 LLC						
GRANTEE: 121 NORTH LLC						
1923/1042	6/16/2014	SW	Q	V	01	1,806,200
GRANTOR: TERRAPOINTE LLC						
GRANTEE: RIVER'S EDGE 121 LL						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	316.33	AC		1.00	1.00	1.00	415.00	415.00	131,277							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	192.86	AC		1.00	1.00	1.00	190.00	190.00	36,643							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	147.59	AC		1.00	1.00	1.00	555.00	555.00	81,912							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	656.78	AC		1.00	1.00	1.10	2,500.00	2,750.00	1,806,145							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 656.78 Total Land Value: 249,832 Market: 1,806,145 Agricultural: 249,832 Common: 0 PRINTED 08/06/2024 BY SYS