PT SEC'S 38 & 39-1N-29E LYING
E OF A1A IN OR 967/1425

RIVERSTONE PROPERTIES LLC
800 EAST CANAL STREET, SUIE 1900
RICHMOND, VA 23219

2024

39-1N-29-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

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

9300 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,050,000
TOTAL MARKET VALUE	61,050,000
SOH/AGL Deduction	22,839,631
ASSESSED VALUE	38,210,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,210,369
TOTAL JUST VALUE	61,050,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0967/1425	1/22/2001	WD	U	V	02	100
GRANTOR: THE RIVERSTONE GROUP						
GRANTEE: RIVERSTONE PROPERTI						
0967/1423	1/22/2001	QC	U	V	02	100
GRANTOR: LOREE L F III & NORWO						
GRANTEE: THE RIVERSTONE GROU						

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	000120	C	SFR OCN FT	0		RG-2	0.00	0.00	1,850.00	FF		1.00	1.00	1.10	30,000.00	33,000.00	61,050,000							

REVIEW DATE 05/13/2022 BY MH Total Acres: 0.00 Total Land Value: 61,050,000 Market: 0 Agricultural: 0 Common: 61,050,000 PRINTED 08/06/2024 BY SYS