

TRACT E
RECREATION/OPEN SPACE & LIFT STA
RIVER CROSSING OR 2631/407

RIVER CROSSING HOMEOWNERS ASSOCIATION
PO BOX 1417
NEW PORT RICHEY, FL 34656

2025

00-00-30-0342-000E-0000



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: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100																
DOR CODE 0005 COMMON S/D LANDS			MAP NUM			MKT AREA			02			NEIGHBORHOOD/LOC 2041.00			AREA TYPE			TOTAL GROSS AREA			PCT OF BASE			YEAR			TOT ADJ AREA			SUBAREA MARKET VALUE		
TOTALS			EXTRA FEATURES			287 RIVER CROSSING WAY, FERNANDINA BEACH			BLD DATE			LGL DATE			XF DATE			LAND DATE			INC DATE			AG DATE			BUILDING NOTES					
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	BUILDING DIMENSIONS															
LAND DESCRIPTION																	TOTAL OB/XF 0															
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								
1	000005	C	COMMON S/D L	0		RSF-2			1.00	UT		1.00	1.00	1.00	100.00	100.00	100															
REVIEW DATE		06/05/2023		BY		DJ		Total Acres: 0.73			Total Land Value: 100			Market: 0			Agricultural: 0			Common: 100			PRINTED 07/30/2025 BY SYS									