LOTS 45 & 46
IN OR 2210/1438
AMELIA LIGHTHOUSE RESERVATION

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

2025

00-00-31-1020-0045-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	750,000
SOH/AGL Deduction	0
ASSESSED VALUE	750,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	750,000
TOTAL JUST VALUE	750,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1438	7/17/2018	WD	Q	V	01	636,000
GRANTOR: A A MILLER FAMILY LLC						
GRANTEE: RIVER GREEN ESTATES						
1365/0260	11/01/2005	WD	Q	V	01	100
GRANTOR: MILLER JAMES C ETAL						
GRANTEE: A A MILLER FAMILY L						

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	000100	C	RES	0		R-3	50.00	230.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							
2	000100	C	RES	0		R-3	50.00	240.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 03/10/2025 BY DC Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS