PT OF TRACT A IN OR 2068/203
(EX OR 2183/1099)
SOUTH BEACH SUB PB 3/11

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

2025

00-00-31-1720-000A-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

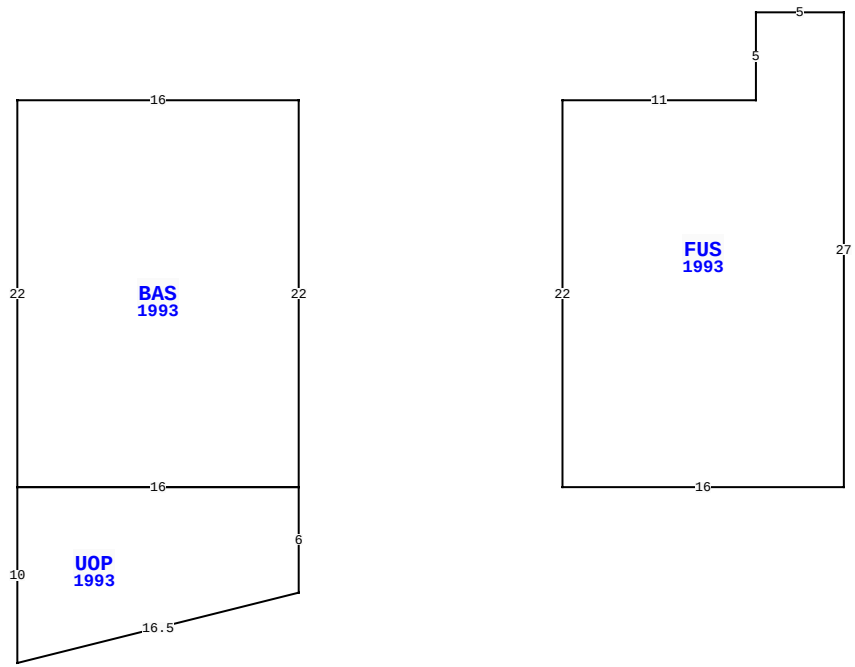
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	1993	352	23,488
FUS	377	100	1993	377	25,156
UOP	128	20	1993	26	1,735
TOTALS	857			755	50,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	755	93.0000	93.00	70,215	1940	1940	0	0	0	28.25	71.75

2 SINGLE FAM – 0% - 0 Heated Area: 729 HX Base Yr



3075 1ST AVE, FERNANDINA BEACH

BLD DATE	11/20/2008	DJ	LGL DATE		
XF DATE			LAND DATE	05/08/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	50,379
TOTAL MARKET OB/XF VALUE	1,875
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	502,254
SOH/AGL Deduction	152,345
ASSESSED VALUE	349,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,909
TOTAL JUST VALUE	502,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071235	DEMOLITION	2,400	07/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2068/0203	8/25/2016	WD	Q	I	01	314,000
GRANTOR: SEDER MICHELLE						
GRANTEE: RIVER GREEN ESTATES						
1145/1554	6/17/2003	WD	Q	I		228,000
GRANTOR: BERGHOEFER JOYCE L TR						
GRANTEE: SEDER MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S22 UOP=[YR=1993] S10 R16 U4 N6 W16$ E16 N22$ PTR= E15 FUS=[YR=1993] E11 N5 E5 S27 W16 N22$ W15$.

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
1	0812	CONCRETE C	0	0	0	0	1,119.00	SF	4.00	4.00	100	1977	1977	3	27	1,209	
2	1128	BRICK 12"	0	0	0	0	56.00	SF	14.00	14.00	100	1990	1990	3	85	666	

LAND DESCRIPTION

TOTAL OB/XF 1,875

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-2	100.00	86.00	100.00	FF		1.00	1.00	0.75	6,000.00	4,500.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS