BLOCK 143 LOT S1/2 OF 4
IN OR 2278/34
CITY OF FDNA BEACH

RIVER GREEN ESTATES LLC
11323 PHILLIPS PARKWAY DR E, SUITE #7
JACKSONVILLE, FL 32256

2025

00-00-31-1800-0143-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

530 S 9TH ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,675
TOTAL MARKET VALUE	124,675
SOH/AGL Deduction	68,454
ASSESSED VALUE	56,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,221
TOTAL JUST VALUE	124,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161036	DEMOLITION	0	04/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/0034	5/30/2019	WD	Q	I	01	57,500
GRANTOR: LEIBMAN MARILYN C						
GRANTEE: RIVER GREEN ESTATES						
1279/1351	12/09/2004	WD	Q	I		49,900
GRANTOR: BAKER JOHN R & VERA L						
GRANTEE: LEIBMAN MARILYN C						

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	0006	MU-8	50.00	100.00	4,987.00	SF		1.00	1.00	1.00	25.00	25.00	124,675							

REVIEW DATE 04/15/2025 BY MLU Total Acres: 0.00 Total Land Value: 124,675 Market: 0 Agricultural: 0 Common: 124,675 PRINTED 07/30/2025 BY SYS