BLOCK 240 E100 FT OF S97 FT
OF LOT 6 CITY OF FDNA BEACH

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

2025

00-00-31-1800-0240-0062

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

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

731 S 14TH ST, FERNANDINA BEACH

BLD DATE	07/16/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
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	181,390
TOTAL MARKET VALUE	181,390
SOH/AGL Deduction	35,606
ASSESSED VALUE	145,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,784
TOTAL JUST VALUE	181,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0025	DEMOLISH SFR	8,000	01/24/2024
6036	REPAIR/RRF	1,500	06/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0398	7/06/2021	WD	Q	V	01	160,000
GRANTOR: WILSON ADAM M & HILLA						
GRANTEE: RIVER GREEN ESTATES						
2327/0959	12/20/2019	WD	Q	I	01	90,000
GRANTOR: ROWLAND TODD L & GING						
GRANTEE: WILSON ADAM M & HIL						

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	R-2	97.00	100.00	97.00	FF		1.00	1.00	0.85	2,200.00	1,870.00	181,390							

REVIEW DATE 07/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 181,390 Market: 0 Agricultural: 0 Common: 181,390 PRINTED 07/30/2025 BY SYS