

RIVER DIVIDE RANCH LLC
1116 N EDGEWOOD AVE
JACKSONVILLE, FL 32254-2399

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 50

Interior Wall

06

CUST PANEL 50

Interior Floo

14

CARPET 80

Interior Floo

11

CLAY TILE 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories Units

02

WOOD FRAME 100

1.

1.

100

0

100

BUD8 Adjustme Occupancy

06

DIST 1D 100

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,118

100

1993

1,118

97,023

FSP

128

40

1993

51

4,426

PTO

90

5

1993

4

347

TOTALS

1,336

1,173

101,796

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,173

129.4260

129.43

151,821

1960

1975

0

0

32.95

67.05

1 SINGLE FAM - 0% - 0

Heated Area: 1118

HX Base Yr

13

8

13

32

7

26

18

16

8

29

10

9

10

9

BAS

1993

PTO

1993

FSP

1993

NASSAU COUNTY PROPERTY

PAGE 1 of 3

6

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

117,762

TOTAL MARKET OB/XF VALUE

64,116

TOTAL LAND VALUE - MARKET

624,400

TOTAL MARKET VALUE

304,808

SOH/AGL Deduction

26,325

ASSESSED VALUE

278,483

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

278,483

TOTAL JUST VALUE

806,278

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

698,637

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2778/847

3/31/2025

SW

U

I

11

100

GRANTOR: A-B DISTRIBUTORS INC

GRANTEE: RIVER DIVIDE RANCH

0109/0129

1/01/1971

TA

Q

V

62,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W9 S10 E9\$ W32 S13 W8 S13 E29 FSP=[YR=1993] S8 E16 N8 W16\$ E18 N26 \$.

LAND DESCRIPTION

TOTAL OB/XF

64,116

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

005000

C

AGRICULTURAL

0

0005

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

35,000.00

35,000.00

70,000

2

005600

A

TIMBER 3 N S

0

OR

0.00

0.00

44.00

AC

1.00

1.00

1.00

390.00

390.00

17,160

3

006100

A

PASTURE 2

0

OR

0.00

0.00

74.00

AC

1.00

1.00

1.00

355.00

355.00

26,270

4

005902

A

HARDWOOD SI

0

OR

0.00

0.00

50.00

AC

1.00

1.00

1.00

190.00

190.00

9,500

5

009910

M

MARKET VALUE

0

OR

0.00

0.00

168.00

AC

1.00

1.00

1.10

3,000.00

3,300.00

554,400

REVIEW DATE

03/30/2020

BY

TWA

Total Acres: 170.00

Total Land Value: 122,930

Market: 554,400

Agricultural: 52,930

Common: 70,000

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[illegible]

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