LOTS 4 9 10
PT OF OR 2778/847

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

**2025**

**12-1N-23-0000-0003-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5900 | TIMBERLAND UNCLASS | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BARBER GREEN RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 840,950 |
| TOTAL MARKET VALUE | 29,830 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 29,830 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 29,830 |
| TOTAL JUST VALUE | 840,950 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 764,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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 | | | | | | |
| 0187/0161 | 1/01/1975 | MS | Q | I | | 350,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## 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 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 120.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 22,800 | | | | | | | |
| 2 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 7,030 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 139.00 | AC | | 1.00 | 1.00 | 1.10 | 5,500.00 | 6,050.00 | 840,950 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 139.00 Total Land Value: 29,830 Market: 840,950 Agricultural: 29,830 Common: 0 PRINTED 07/30/2025 BY SYS