

RIVERSIDE HOMES OF NORTH FLORIDA INC
12276 SAN JOSE BLVD
JACKSONVILLE, FL 32223

27-2N-28-006C-0500-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				503,692					
TOTAL MARKET OB/XF VALUE				11,380					
TOTAL LAND VALUE - MARKET				135,000					
TOTAL MARKET VALUE				650,072					
SOH/AGL Deduction				0					
ASSESSED VALUE				650,072					
TOTAL EXEMPTION VALUE				0					
BASE TAXABLE VALUE				650,072					
TOTAL JUST VALUE				650,072					
NCON VALUE				515,072					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				165,000					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
C0250000002		NEW SFR T-3360, H		443,460		01/02/2025			
B240009292		H-2336, G-735, P-		443,460		08/09/2024			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2664/1829		8/29/2023		WD	Q	V	05	3,250,000	
GRANTOR: FF FLORIDA RESIDENTIA									
GRANTEE: RIVERSIDE HOMES OF									
2638/584		5/10/2023		SW	U	V	30	7,893,600	
GRANTOR: AMELIA NATONAL ENTER									
GRANTEE: FF FLORIDA RESIDENT									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=30,10] S56 E3 E9 N8 E6 N12 E8 N10 E8 S6 E16 N25 W8 N24 W3 N3 W12 S3 W8 S8 S9 W19 \$ FOP=[YR=2025;ORIG=49,10] W19 N9 E19 S9 \$ FOP=[YR=2025;ORIG=33,70] N4 E9 N8 E6 S8 S4 W15 \$ FGR=[YR=2025;ORIG=48,66] E12 N2 E20 N22 W16 N6 W8 S10 W8 S12 S8 \$.									
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
35,000									
Common: 135,000				PRINTED 07/30/2025 BY SYS					