

LOT 545  
 AMELIA NATIONAL PHASE ONE-C  
 SEGMENT THREE & PHASE ONE-E

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

**2025**

27-2N-28-006C-0545-0000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 135,000 <b>TOTAL MARKET VALUE</b> 135,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 135,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 135,000 <b>TOTAL JUST VALUE</b> 135,000 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 165,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2664/1829</td> <td>8/29/2023</td> <td>WD Q</td> <td>V</td> <td></td> <td>05</td> <td>3,250,000</td> </tr> </tbody> </table> GRANTOR: FF FLORIDA RESIDENTIA GRANTEE: RIVERSIDE HOMES OF 2638/584      5/10/2023      SW U      V      30      7,893,600 GRANTOR: AMELIA NATIONAL ENTER GRANTEE: FF FLORIDA RESIDENT										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
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2664/1829	8/29/2023	WD Q	V		05	3,250,000																																					
TOTALS										BLD DATE XF DATE INC DATE 95479 GOLDEN GLOW DR, FERNANDINA BEACH LGL DATE LAND DATE AG DATE 05/08/2025      MLU																																	
<b>EXTRA FEATURES</b>																																											
L N	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																											
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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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																										
<b>REVIEW DATE</b> 05/08/2025 <b>BY</b> MLU    Total Acres: 0.00    Total Land Value: 135,000    Market: 0    Agricultural: 0    Common: 135,000 <b>PRINTED 07/30/2025 BY SYS</b>																																											