PT OR 788/1717
EX 7-28 7-29 7-30 7-37 & 7-38
EX FRACTION SOUTH OF

RIVER OAKS JOINT VENTURE
4167 ORTEGA BLVD
JACKSONVILLE, FL 32210

2025

46-3N-28-0000-0007-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9606	CONSERVATION ESMT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

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

BARNWELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	790
TOTAL MARKET VALUE	790
SOH/AGL Deduction	572
ASSESSED VALUE	218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218
TOTAL JUST VALUE	790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/1717	4/01/1997	WD	U	V	07	100
GRANTOR: SCOTT GLADYS T & STAN						
GRANTEE: RIVER OAKS JOINT VE						
0780/0818	12/23/1996	WD	U	V	09	744,300
GRANTOR: SCOTT GLDAYS THELMA &						
GRANTEE: RIVER OAKS JOINT VE						

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	009606	C	CONSERVATION	0		RSF-1	0.00	0.00	7.90	AC		1.00	1.00	1.00	100.00	100.00	790							

REVIEW DATE 04/11/2022 BY KWA Total Acres: 7.90 Total Land Value: 790 Market: 0 Agricultural: 0 Common: 790 PRINTED 07/30/2025 BY SYS