BLOCK 2 LOT 4
SHEFFIELD SUB PB 2/43

RIVER GREEN ESTATES LLC
11323 PHILLIPS PKWY E STE 7
JACKSONVILLE, FL 32256

2026

00-00-30-0620-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

787 OLD AMELIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,000
TOTAL MARKET VALUE	78,000
SOH/AGL Deduction	14,112
ASSESSED VALUE	63,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,888
TOTAL JUST VALUE	78,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002562	N RES 502	369,832	03/11/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0984	1/27/2022	WD	Q	I	03	393,000

GRANTOR: CREWS SUSAN B

GRANTEE: RIVER GREEN ESTATES

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	000100	C	RES	0		RSF-2	50.00	105.00	50.00	FF		1.00	1.00	0.80	1,950.00	1,560.00	78,000							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 0.00 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 07/09/2026 BY SYS