PT OR 2766/691

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

2026

11-1N-23-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

2751 ROWE AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	05/26/2026 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	2,198,200
TOTAL MARKET VALUE	2,198,200
SOH/AGL Deduction	0
ASSESSED VALUE	2,198,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,198,200
TOTAL JUST VALUE	2,198,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	807,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/691	2/04/2025	SW	U	V	11	100
GRANTOR: A-B DISTRIBUTORS INC						
GRANTEE: RIVER DIVIDE RANCH						
2766/688	2/04/2025	PR	U	V	11	100
GRANTOR: KOHLA JOSEPH REED AS						
GRANTEE: A-B DISTRIBUTORS IN						

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	257.20	AC		1.00	1.00	1.00	8,500.00	8,500.00	2,186,200							
2	009605	C	WETLANDS	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	12,000							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 269.20 Total Land Value: 2,198,200 Market: 0 Agricultural: 0 Common: 2,198,200 PRINTED 07/09/2026 BY SYS