PART OF GOV LOT 11
PT OF OR 2778/847

RIVER DIVIDE RANCH LLC
1116 N EDGEWOOD AVE
JACKSONVILLE, FL 32254-2399

2026

12-1N-23-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

HOWARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	05/26/2026 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,690
TOTAL MARKET VALUE	161,690
SOH/AGL Deduction	0
ASSESSED VALUE	161,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,690
TOTAL JUST VALUE	161,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/847	3/31/2025	SW	U	I	11	100
GRANTOR: A-B DISTRIBUTORS INC						
GRANTEE: RIVER DIVIDE RANCH						
0220/0123	5/19/1976	WD	Q	I		28,000
GRANTOR: GREEN ODIS F & LEAH L						
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	000100	C	RES	0		OR	0.00	0.00	8.51	AC		1.00	1.00	1.00	19,000.00	19,000.00	161,690							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 8.51 Total Land Value: 161,690 Market: 0 Agricultural: 0 Common: 161,690 PRINTED 07/09/2026 BY SYS