

LOTS 1 2 4 THRU 13 15
PT OR 724 PG 971
EX OR 338/436

CCRC WOODLANDS LTD
C/O JOHN T CASSIDY, 5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2023

07-3N-24-2020-0001-0000



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	PAGE 1 of 1 4											
																	VALUATION BY STANDARD											
																	Tax Group: 4						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						0					
																	TOTAL LAND VALUE - MARKET						653,062					
																	TOTAL MARKET VALUE						33,083					
																	SOH/AGL Deduction						0					
																	ASSESSED VALUE						33,083					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						33,083					
DOR CODE					5500							TIMBERLAND 80-89																
MAP NUM												MKT AREA 09																
NEIGHBORHOOD/LOC					9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					BAY RD, HILLIARD																							
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													
LAND DESCRIPTION																	TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	34.38	AC		1.00	1.00	1.00	550.00	550.00	18,909											
2	005902	A	HARDWOOD SI	0			0.00	0.00	62.89	AC		1.00	1.00	1.00	175.00	175.00	11,006											
3	009400	C	RIGHTOFWAY	0			0.00	0.00	30.62	AC		1.00	1.00	1.00	100.00	100.00	3,062											
4	005930	A	TIMB SWAMP	0			0.00	0.00	2.11	AC		1.00	1.00	1.00	50.00	50.00	106											
5	009910	M	MKT. VAL. AG	0			0.00	0.00	130.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	650,000											
REVIEW DATE 05/19/2023 BY MLU																	Total Acres: 130.00 Total Land Value: 33,083 Market: 650,000 Agricultural: 30,021 Common: 3,062 PRINTED 08/02/2023 BY SYS											