LOTS 1 THRU 8 25 THRU 40 &
LOTS 57 THRU 64
IN OR 996/1917

CCRC WOODLANDS LTD
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2023

12-2N-23-2020-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

CR 108, HILLIARD

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

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	800,000
TOTAL MARKET VALUE	116,100
SOH/AGL Deduction	0
ASSESSED VALUE	116,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,100
TOTAL JUST VALUE	800,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/1917	7/11/2001	WD	Q	V		434,400
GRANTOR: NITOWITZ VICKIE L						
GRANTEE: CCRC WOODLANDS LTD						
0953/0695	10/12/2000	QC	U	V	09	100
GRANTOR: THOMPSON TERESA BELL						
GRANTEE: NITOWITZ VICKIE L						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	160.00	AC		1.00	1.00	1.00	410.00	410.00	65,600							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	60.00	AC		1.00	1.00	1.00	550.00	550.00	33,000							
3	005902	A	HARDWOOD SI	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	175.00	175.00	17,500							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	320.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	800,000							

REVIEW DATE 11/21/2022 BY WWA Total Acres: 320.00 Total Land Value: 116,100 Market: 800,000 Agricultural: 116,100 Common: 0 PRINTED 08/02/2023 BY SYS