LOTS 1 2 4 THRU 10 12 THRU
16 18 19 20 23 THRU 35
43 THRU 48 PT OR 724/971

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

2023

13-3N-23-2020-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/15/2020 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	965,000
TOTAL MARKET VALUE	182,595
SOH/AGL Deduction	0
ASSESSED VALUE	182,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,595
TOTAL JUST VALUE	965,000
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
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						
0324/0342	10/01/1980	MS	U	I		126,400
GRANTOR:						
GRANTEE:						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	293.00	AC		1.00	1.00	1.00	550.00	550.00	161,150							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	22.00	AC		1.00	1.00	1.00	410.00	410.00	9,020							
3	005902	A	HARDWOOD SI	0			0.00	0.00	71.00	AC		1.00	1.00	1.00	175.00	175.00	12,425							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	386.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	965,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 386.00 Total Land Value: 182,595 Market: 965,000 Agricultural: 182,595 Common: 0 PRINTED 08/02/2023 BY SYS