LOTS 15,17,18,19, &
LOTS 38 THRU 42 &
LOTS 44 THRU 64 &

CCRC WOODLANDS LTD ET AL/CASSIDY CAROL T TRUST
C/O JOHN T CASSIDY VD, 5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2023

14-3N-23-2020-0044-0000

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

GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2021 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	752,850
TOTAL MARKET VALUE	107,906
SOH/AGL Deduction	0
ASSESSED VALUE	107,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,906
TOTAL JUST VALUE	752,850
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	12/16/1994	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						
0375/0788	12/16/1982	WD	U	V	09	60,000
GRANTOR: CASSIDY RICHARD C						
GRANTEE: CASSIDY CAROL T ETA						

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			0.00	0.00	70.13	AC		1.00	1.00	1.00	550.00	550.00	38,572							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	123.01	AC		1.00	1.00	1.00	410.00	410.00	50,434							
3	005902	A	HARDWOOD SI	0			0.00	0.00	108.00	AC		1.00	1.00	1.00	175.00	175.00	18,900							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	301.14	AC		1.00	1.00	1.00	2,500.00	2,500.00	752,850							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 301.14 Total Land Value: 107,906 Market: 752,850 Agricultural: 107,906 Common: 0 PRINTED 08/02/2023 BY SYS