

LOTS 1 THRU 6 & 27 THRU 32 &
PT OF LOTS 7,8,25 & 26 OF
SEC 15-3N-23E & PT LOTS 58

MEEK SHON & YAN
2348 PINE ISLAND CT
JACKSONVILLE, FL 32224

2023

15-3N-23-2020-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
														VALUATION BY		STANDARD													
														Tax Group: 4		Tax Dist:													
														BUILDING MARKET VALUE		0													
														TOTAL MARKET OB/XF VALUE		0													
														TOTAL LAND VALUE - MARKET		413,550													
														TOTAL MARKET VALUE		77,751													
														SOH/AGL Deduction		0													
														ASSESSED VALUE		77,751													
														TOTAL EXEMPTION VALUE		0													
														BASE TAXABLE VALUE		77,751													
														TOTAL JUST VALUE		413,550													
														NCON VALUE		0													
														INCOME VALUE		0													
														PREVIOUS YEAR MKT VALUE		0													
														PERMIT NUM		DESCRIPTION													
																AMT													
																ISSUED													
														DOR CODE		5500													
														MAP NUM		MKT AREA													
																09													
														NEIGHBORHOOD/LOC		9001.00													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
														TOTALS		BAY RD, HILLIARD													
														EXTRA FEATURES															
														BLD DATE															
														XF DATE															
														INC DATE															
														LGL DATE		07/28/2021													
														LAND DATE		MF													
														AG DATE															
														OFF RECORD Number		DATE													
																TYPE INST													
																Q / V / RSN CD													
																SALE PRICE													
														1750/1626		8/05/2011													
																WD Q V 03													
																415,000													
														GRANTOR: CCRC WOODLANDS LTD ET															
														GRANTEE: MEEK SHON & YAN															
														0724/0971		2/24/1995													
																WD U V 09													
																6,425,000													
														GRANTOR: CASSIDY CAROL T															
														GRANTEE: CCRC WOODLANDS LTD															
														BUILDING NOTES															
														BUILDING DIMENSIONS															
														TOTALS		0													
														TOTAL OB/XF															
														LAND DESCRIPTION															
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	89.42	AC		1.00	1.00	1.00	550.00	550.00	49,181												
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	225.00	225.00	3,150												
3	005600	A	TIMBER 3 SI	0			0.00	0.00	62.00	AC		1.00	1.00	1.00	410.00	410.00	25,420												
4	009910	M	MKT.VAL.AG	0			0.00	0.00	165.42	AC		1.00	1.00	1.00	2,500.00	2,500.00	413,550												
REVIEW DATE 01/14/2021 BY WWA Total Acres: 165.42 Total Land Value: 77,751 Market: 413,550 Agricultural: 77,751 Common: 0 PRINTED 08/02/2023 BY SYS																													