LOTS 33,34,35,36,37,38,39,40,
41,42,43,44,45,46,47,48,49,50,
51,52,53,54,55,56,57,58,59,60,

THC VENTURES 1 LLC
501 VILLAGE BLVD STE 2
WEST PALM BEACH, FL 33409

2023

23-3N-23-2020-0033-0000

NASSAU COUNTY PROPERTY

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

DEMPSEY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	793,225
TOTAL MARKET VALUE	114,661
SOH/AGL Deduction	0
ASSESSED VALUE	114,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,661
TOTAL JUST VALUE	793,225
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
1879/1415	9/11/2013	QC	U	V	11	100
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: THC VENTURES 1 LLC						
1879/1406	9/11/2013	SW	U	V	16	1,300,165
GRANTOR: CASSIDY TRUST ETAL						
GRANTEE: THC VENTURES 1 LLC						

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	108.50	AC		1.00	1.00	1.00	550.00	550.00	59,675							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	78.50	AC		1.00	1.00	1.00	410.00	410.00	32,185							
3	005902	A	HARDWOOD SI	0			0.00	0.00	130.29	AC		1.00	1.00	1.00	175.00	175.00	22,801							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	317.29	AC		1.00	1.00	1.00	2,500.00	2,500.00	793,225							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 317.29 Total Land Value: 114,661 Market: 793,225 Agricultural: 114,661 Common: 0 PRINTED 08/02/2023 BY SYS