PT OF LOT 38 S OF R/W
IN OR 855/868
CORNWALL SURVEY

CASSIDY RICHARD C JR REV TRUST/CASSIDY RICHARD C J
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

**2023**

**29-3N-24-2020-0038-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SHEARED STOKES RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| 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 | 18,000 |
| TOTAL MARKET VALUE | 18,000 |
| SOH/AGL Deduction | 4,823 |
| ASSESSED VALUE | 13,177 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 13,177 |
| TOTAL JUST VALUE | 18,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 16,200 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2611/0038 | 5/24/2022 | SW | U | V | 11 | 100 |
| GRANTOR: CASSIDY RICHARD C JR | | | | | | |
| GRANTEE: CASSIDY RICHARD C J | | | | | | |
| 2414/1758 | 10/26/2020 | TD | U | V | 11 | 100 |
| GRANTOR: CASSIDY CAROL T TRUST | | | | | | |
| GRANTEE: CASSIDY RICHARD C J | | | | | | |

## 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 | 000000 | C | VAC RES | 0 | 0006 | | 0.00 | 0.00 | 0.60 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 18,000 | | | | | | | |

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.60 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/02/2023 BY SYS