

SW1/4 OF NE1/4 & N1/2 OF NW1/4
(EX PAR 2) W1/2 OF SW1/4
PARCELS 1 & 3

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

2023

32-3N-24-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

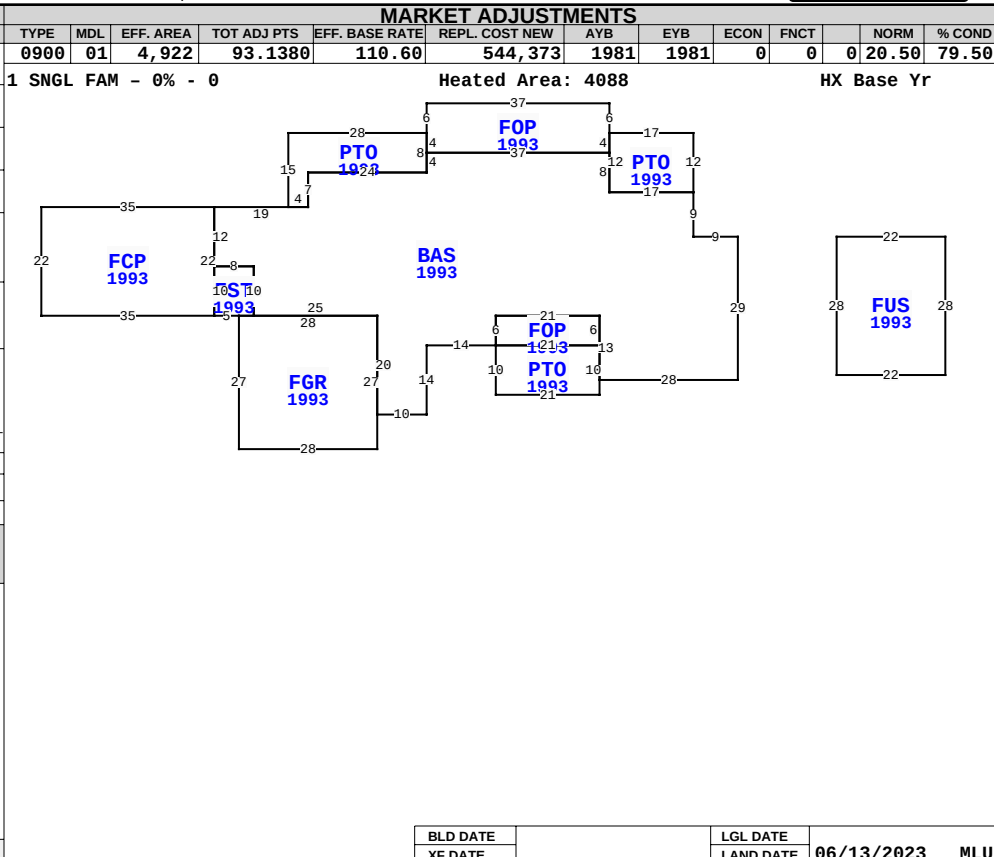
Quality	02	Quality Level 02
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,472	100	3,472	305,282
FCP	770	25	192	16,882
FGR	756	55	416	36,578
FOP	126	30	38	3,341
FOP	370	30	111	9,760
FST	80	55	44	3,868
FUS	616	100	616	54,163
PTO	204	5	10	879
PTO	210	5	10	879
PTO	252	5	13	1,143
TOTALS	6,856		4,922	432,777

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0820	WOOD WALK	0	0	130	4	520.00	SF	11.75	11.75	
2	0300	BOAT DCK W	0	0	30	16	480.00	SF	40.00	40.00	
3	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	
4	0200	BARN WD 0-	0	0	36	34	1,224.00	SF	20.00	20.00	
5	0991	TENNIS CRT	0	0	0	0	1.00	UT	18,000.00	18,000.00	
6	0812	CONCRETE C	0	0	0	0	3,224.00	SF	4.00	4.00	
7	0861	POOL GUNIT	0	0	40	22	880.00	SF	85.00	85.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.05	AC	
2	005970	A	AGRI-POND	0			0.00	0.00	5.00	AC	
3	005600	A	TIMBER 3 SI	0			0.00	0.00	131.95	AC	
4	005500	A	TIMBER 2 SI	0			0.00	0.00	10.00	AC	
5	005902	A	HARDWOOD SI	0			0.00	0.00	44.00	AC	
6	009910	M	MKT. VAL. AG	0			0.00	0.00	202.00	AC	

REVIEW DATE 07/21/2021 BY TWA



TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.05	AC	
2	005970	A	AGRI-POND	0			0.00	0.00	5.00	AC	
3	005600	A	TIMBER 3 SI	0			0.00	0.00	131.95	AC	
4	005500	A	TIMBER 2 SI	0			0.00	0.00	10.00	AC	
5	005902	A	HARDWOOD SI	0			0.00	0.00	44.00	AC	
6	009910	M	MKT. VAL. AG	0			0.00	0.00	202.00	AC	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.05	AC	
2	005970	A	AGRI-POND	0			0.00	0.00	5.00	AC	
3	005600	A	TIMBER 3 SI	0			0.00	0.00	131.95	AC	
4	005500	A	TIMBER 2 SI	0			0.00	0.00	10.00	AC	
5	005902	A	HARDWOOD SI	0			0.00	0.00	44.00	AC	
6	009910	M	MKT. VAL. AG	0			0.00	0.00	202.00	AC	

Total Acres: 204.00 Total Land Value: 132,512 Market: 505,000 Agricultural: 72,512 Common: 60,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		432,777	
TOTAL MARKET OB/XF VALUE		38,300	
TOTAL LAND VALUE - MARKET		565,000	
TOTAL MARKET VALUE		603,589	
SOH/AGL Deduction		52,557	
ASSESSED VALUE		551,032	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		551,032	
TOTAL JUST VALUE		1,036,077	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		521,553	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95848	MH MOVE-ON	0	03/03/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0724/0971	2/24/1995	WD U	V	09	
GRANTOR: CASSIDY CAROL T					
GRANTEE: CCRC WOODLANDS LTD					

BUILDING NOTES											
BAS=[YR=1993] W9 N9 PTO=[YR=1993] N12 W17 FOP=[YR=1993] N6 W37 S6 PTO=[YR=1993] W28 S15 E4 N7 E24 N8\$ S4 E37 N4\$ S12 E17\$ W17 N8 W37 S4 W24 S7 W19 FCP=[YR=1993] W35 S22 E35 FST=[YR=1993] E5 FGR=[YR=1993] S27 E28 N27 W28\$ E3 N10 W8 S10\$ N22\$ S12 E8 S10 E25 S20 E10 N14 E14 PTO=[YR=1993] S10 E21 N10 W21\$ FOP=[YR=1993] E21 N6 W21 S6\$ N6 E21 S13 E28 N29\$ PTR=E20 FUS=[YR=1993] E22 S28 W22 N28\$ W20\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W9 N9 PTO=[YR=1993] N12 W17 FOP=[YR=1993] N6 W37 S6 PTO=[YR=1993] W28 S15 E4 N7 E24 N8\$ S4 E37 N4\$ S12 E17\$ W17 N8 W37 S4 W24 S7 W19 FCP=[YR=1993] W35 S22 E35 FST=[YR=1993] E5 FGR=[YR=1993] S27 E28 N27 W28\$ E3 N10 W8 S10\$ N22\$ S12 E8 S10 E25 S20 E10 N14 E14 PTO=[YR=1993] S10 E21 N10 W21\$ FOP=[YR=1993] E21 N6 W21 S6\$ N6 E21 S13 E28 N29\$ PTR=E20 FUS=[YR=1993] E22 S28 W22 N28\$ W20\$.											

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