

CCRC WOODLANDS LTD &/CASSIDY RICHARD C JR REV TRUS
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

33-3N-24-2020-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4				
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0100	01	908	114.4800	103.32	93,815	1930	1980		0		0	17.75	82.25	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0															Heated Area: 840					HX Base Yr									
Roof Cover		01	MINIMUM 100		4 4 4 4 13 17 28 28 30 30 7 7 FQP 1993 BAS 1993 FQP 1993																				BUILDING MARKET VALUE					129,315				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					47,369									
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					975,600									
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					355,301									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					34,082									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					321,219									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					0									
Bathrooms			1 100																	BASE TAXABLE VALUE					321,219									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,152,284									
Stories		1.	1. 100																	NCON VALUE					0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					179,506																								
Quality		03	Quality Level 03																															
DOR CODE		5000	IMPROVED AG																															
MAP NUM			MKT AREA				09																											
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	840	100	840	71,384																														
FQP	16	30	5	425																														
FQP	210	30	63	5,354																														
TOTALS		1,066		908	77,163																													
EXTRA FEATURES					361163 TOMPKINS TRC, HILLIARD										BLD DATE				LGL DATE		06/13/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
L N	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																			
1	0202	BARN WD 30	0	0 64 98	6,272.00	SF	15.00	15.00	100	1988	1988	3	20	18,816																				
2	0500	FP-PRE FAB	0	0 0 0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660																				
4	0812	CONCRETE C	0	0 62 20	1,240.00	SF	4.00	4.00	100	1988	1988	3	57	2,827																				
5	0812	CONCRETE C	0	0 0 0	1,097.00	SF	4.00	4.00	100	2012	2012	3	94	4,125																				
6	0680	POLE SHED	0	0 36 36	1,296.00	SF	10.00	10.00	100	2012	2012	3	71	9,202																				
7	0811	CONCRETE B	0	0 55 18	990.00	SF	5.20	5.20	100	2012	2012	3	94	4,839																				
8	0500	FP-PRE FAB	0	0 0 0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	4,900																				
LAND DESCRIPTION										TOTAL OB/XF										47,369														
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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																	
2	005600	A	TIMBER 3 SI	0			0.00	0.00	140.00	AC		1.00	1.00	1.00	410.00	410.00	57,400																	
3	006000	A	PAST1/HAY	0			0.00	0.00	79.00	AC		1.00	1.00	1.00	440.00	440.00	34,760																	
4	005500	A	TIMBER 2 SI	0			0.00	0.00	76.24	AC		1.00	1.00	1.00	550.00	550.00	41,932																	
5	005902	A	HARDWOOD SI	0			0.00	0.00	83.00	AC		1.00	1.00	1.00	175.00	175.00	14,525																	
6	009910	M	MKT.VAL.AG	0			0.00	0.00	378.24	AC		1.00	1.00	1.00	2,500.00	2,500.00	945,600																	
REVIEW DATE		05/21/2020		BY	TWA		Total Acres: 379.24		Total Land Value: 178,617		Market: 945,600		Agricultural: 148,617		Common: 30,000		PRINTED 08/02/2023 BY SYS																	

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