SEC 1-2N-23E (EX R/W ESMT IN OR 1452/375)

CASSIDY CAROL T &/CCRC WOODLAND LTD C/O JOHN T CAS
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2024

01-2N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 108, HILLIARD

BLD DATE		LGL DATE	01/14/2021 KBA
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,800,000
TOTAL MARKET VALUE	285,550
SOH/AGL Deduction	0
ASSESSED VALUE	285,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,550
TOTAL JUST VALUE	1,800,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0724/0971	2/24/1995	WD	U	V	09	6,425,000

GRANTOR: CASSIDY CAROL T

GRANTEE: CASSIDY CAROL & CCR

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	580.00	AC		1.00	1.00	1.00	415.00	415.00	240,700							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	555.00	555.00	27,750							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	90.00	AC		1.00	1.00	1.00	190.00	190.00	17,100							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	720.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,800,000							

REVIEW DATE 11/21/2022 BY WWA Total Acres: 720.00 Total Land Value: 285,550 Market: 1,800,000 Agricultural: 285,550 Common: 0 PRINTED 08/06/2024 BY SYS