

S1/2 OF NE1/4 (LESS 5A)
EX 1-1 & ESMT OR 558/979
PT OR 724 PG 971

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

2024

02-2N-23-0000-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
															VALUATION BY STANDARD																					
					Tax Group: 6										Tax Dist:																					
					BUILDING MARKET VALUE										0																					
					TOTAL MARKET OB/XF VALUE										0																					
					TOTAL LAND VALUE - MARKET										280,000																					
					TOTAL MARKET VALUE										14,800																					
					SOH/AGL Deduction										0																					
					ASSESSED VALUE										14,800																					
					TOTAL EXEMPTION VALUE										0																					
					BASE TAXABLE VALUE										14,800																					
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																																				
EXTRA FEATURES					CR 108, HILLIARD																															
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																					
LAND DESCRIPTION																	TOTAL OB/XF 0																			
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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	415.00	415.00	8,300																			
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	555.00	555.00	5,550																			
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950																			
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	280,000																			
REVIEW DATE 05/19/2023 BY MLU																	Total Acres: 35.00 Total Land Value: 14,800 Market: 280,000 Agricultural: 14,800 Common: 0 PRINTED 08/06/2024 BY SYS																			