

BLOCK 420 LOTS 1 THRU 29  
PT OR 724 PG 971  
SOUTH HILLIARD SUB PB 0/21-22

CCRC WOODLANDS LTD  
5287 NEW KINGS ROAD  
JACKSONVILLE, FL 32209

2024

05-2N-24-2240-0420-0010



| 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              |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | Tax Group: 6              |                |               |                             |      |         |      |     |    |        | Tax Dist: |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | BUILDING MARKET VALUE     |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL MARKET OB/XF VALUE  |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL LAND VALUE - MARKET |                |               |                             |      |         |      |     |    |        | 725       |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL MARKET VALUE        |                |               |                             |      |         |      |     |    |        | 725       |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | SOH/AGL Deduction         |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | ASSESSED VALUE            |                |               |                             |      |         |      |     |    |        | 725       |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | TOTAL EXEMPTION VALUE     |                |               |                             |      |         |      |     |    |        | 0         |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 | BASE TAXABLE VALUE        |                |               |                             |      |         |      |     |    |        | 725       |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                             |                  |              |                      |                      | 0000               |          |           |                |                | VACANT         |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                              |                  |              |                      |                      |                    |          |           |                |                | MKT AREA       |             |           |        |                 | 08                        |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                     |                  |              |                      |                      | 8001.00            |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| 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         | DPHT 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                    |                    | OR       | 0.00      | 0.00           | 29.00          | UT             |             | 1.00      | 1.00   | 1.00            | 25.00                     | 25.00          | 725           |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                      |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 725 Market: 0 Agricultural: 0 Common: 725 PRINTED 08/06/2024 BY SYS |                  |              |                      |                      |                    |          |           |                |                |                |             |           |        |                 |                           |                |               |                             |      |         |      |     |    |        |           |  |  |  |  |  |  |  |  |  |