

LOT 16 (EX PT IN OR 908/1467)
 CORNWALL SURVEY S/D OF
 SEC 12-3N-23E PBK O-31

CASSIDY JOHN T REVOCABLE TRUST/NAUGHTON CLAUDIA CA
 5287 NEW KINGS ROAD
 JACKSONVILLE, FL 32209

2024

12-3N-23-2020-0016-0000


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	VALUATION SUMMARY																	
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 180,500 TOTAL MARKET VALUE 3,325 SOH/AGL Deduction 0 ASSESSED VALUE 3,325 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,325 TOTAL JUST VALUE 180,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 180,500																			
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN SALE PRICE 2611/0038 5/24/2022 SW U V 11 100 GRANTOR: CASSIDY RICHARD C JR GRANTEE: CASSIDY RICHARD C J 2128/1228 12/23/2016 SW U V 11 100 GRANTOR: NAUGHTON CLAUDIA CASS GRANTEE: CLAUDIA CASSIDY NAU																			
DOR CODE 5600 TIMBERLAND 70-79										BLD DATE										LGL DATE																			
MAP NUM MKT AREA 09										XF DATE										LAND DATE 03/05/2024 DC																			
NEIGHBORHOOD/LOC 9001.00										INC DATE										AG DATE 03/05/2024 DC																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAY RD, HILLIARD										BUILDING NOTES																								
TOTALS																				EXTRA FEATURES										BUILDING DIMENSIONS									
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																							
																	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	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	350.00	350.00	3,325																						
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,500																						