LOTS 15,17,18,19, &
LOTS 38 THRU 42 &
LOTS 44 THRU 64 &

CCRC WOODLANDS LTD ET AL/CASSIDY CAROL T TRUST
C/O JOHN T CASSIDY VD, 5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

**2024**

**14-3N-23-2020-0044-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

GOODWIN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 07/28/2021 MF |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 752,850 |
| TOTAL MARKET VALUE | 110,491 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 110,491 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 110,491 |
| TOTAL JUST VALUE | 752,850 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 752,850 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0724/0971 | 12/16/1994 | WD | U | V | 09 | 6,425,000 |
| GRANTOR: CASSIDY CAROL T | | | | | | |
| GRANTEE: CCRC WOODLANDS LTD | | | | | | |
| 0375/0788 | 12/16/1982 | WD | U | V | 09 | 60,000 |
| GRANTOR: CASSIDY RICHARD C | | | | | | |
| GRANTEE: CASSIDY CAROL T ETA | | | | | | |

### 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 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 70.13 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 38,922 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 123.01 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 51,049 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 108.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 20,520 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 301.14 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 752,850 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 301.14 Total Land Value: 110,491 Market: 752,850 Agricultural: 110,491 Common: 0 PRINTED 08/06/2024 BY SYS