LOTS 1 THRU 35, 37 THRU 59, 61
& 62 SEC 18-3N-24E &
LOTS 49 THRU 64 SEC 13-3N-23E

PIGEON CREEK MITIGATION BANK LLC
4223 LAKESIDE DR
JACKSONVILLE, FL 32210

2024

18-3N-24-2020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		675,216
TOTAL MARKET VALUE		97,175
SOH/AGL Deduction		0
ASSESSED VALUE		97,175
TOTAL EXEMPTION VALUE	CP	14,416
BASE TAXABLE VALUE		82,759
TOTAL JUST VALUE		675,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2255/1868	2/13/2019	SW	U	V	12	100
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: PIGEON CREEK MITIGA						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

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	009606	C	CONSERVATION	0		OR	0.00	0.00	576.65	AC		1.00	1.00	1.00	25.00	25.00	14,416							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	50.01	AC		1.00	1.00	1.00	545.00	545.00	27,255							
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	350.00	350.00	12,250							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	40.02	AC		1.00	1.00	1.00	190.00	190.00	7,604							
5	009100	C	UTILITY	0		OR	0.00	0.00	35.65	AC		1.00	1.00	1.00	1,000.00	1,000.00	35,650							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	125.03	AC		1.00	1.00	1.00	5,000.00	5,000.00	625,150							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 737.33 Total Land Value: 97,175 Market: 625,150 Agricultural: 47,109 Common: 50,066 PRINTED 08/06/2024 BY SYS