

LOT 10 (EX OR 1879/1406 & UTIL
ESMT OR 338/430 & OR 1452/375)
PT OR 445/736 & OR 724/971

CCRC WOODLANDS LTD &/CASSIDY RICHARD C JR REV TRUS
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2024

19-3N-24-2020-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
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																				BLD DATE				LGL DATE				08/11/2021		MF			
EXTRA FEATURES		SNAKE CREEK RD, HILLIARD								XF DATE				LAND DATE				AG DATE															
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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.51	AC		1.00	1.00	1.00	555.00	555.00	3,613																
2	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	100.00	100.00	116																
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	7.67	AC		1.00	1.00	1.00	19,000.00	19,000.00	145,730																
REVIEW DATE		02/14/2024		BY		KBA		Total Acres: 7.67		Total Land Value: 3,729		Market: 145,730		Agricultural: 3,613		Common: 116		PRINTED 08/06/2024 BY SYS															