LOT 44
PT OR 843/1277
CORNWALL SURVEY SEC 21-3N-24E

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

**2024**

**21-3N-24-2020-0044-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OLD DIXIE HWY, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| 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 | 190,000 |
| TOTAL MARKET VALUE | 4,150 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,150 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,150 |
| TOTAL JUST VALUE | 190,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 190,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2414/1758 | 10/26/2020 | TD | U | V | 11 | 100 |
| GRANTOR: CASSIDY CAROL T TRUST | | | | | | |
| GRANTEE: CASSIDY RICHARD C J | | | | | | |
| 0843/1277 | 8/05/1998 | WD | U | V | 09 | 3,000 |
| GRANTOR: BELL DANIEL E | | | | | | |
| GRANTEE: CCRC WOODLANDS LTD | | | | | | |

## 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 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 4,150 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 190,000 | | | | | | | |

REVIEW DATE 06/15/2023 BY MLU Total Acres: 10.00 Total Land Value: 4,150 Market: 190,000 Agricultural: 4,150 Common: 0 PRINTED 08/06/2024 BY SYS