LOTS 36 37 39 & 41 THRU 62 (EX S
IN OR 672/1995, OR 1984/54 & OR
CORNWALL SURVEY

CASSIDY CAROL T/CASSIDY RICHARD C JR REV TRUST ET
5287 NEW KINGS RD
JACKSONVILLE, FL 32209

2024

29-3N-24-2020-0036-0000

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

36284 TOMPKINS TRC 36SR 284, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,781
TOTAL LAND VALUE - MARKET	654,700
TOTAL MARKET VALUE	94,336
SOH/AGL Deduction	2,999
ASSESSED VALUE	91,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,337
TOTAL JUST VALUE	659,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	659,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992892	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2611/0038	5/24/2022	SW	U	V	11	100
GRANTOR: CASSIDY RICHARD C JR						
GRANTEE: CASSIDY RICHARD C J						
1984/0064	5/18/2015	SW	U	V	11	100
GRANTOR: NAUGHTON CLAUDIA CASS						
GRANTEE: NAUGHTON CLAUDIA CA						

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
1	0510	GARAGE WD-	0	0	24	16	384.00	SF	26.95	26.95	100	100	100	3	20	2,070	
2	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	1975	1975	3	20	1,152	
3	0940	SHEDS/PORT	0	0	21	11	231.00	SF	20.10	20.10	100	1970	1970	3	20	929	
4	0681	POLE SHED	0	0	21	10	210.00	SF	15.00	15.00	100	1975	1975	3	20	630	

LAND DESCRIPTION

TOTAL OB/XF 4,781

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	176.88	AC		1.00	1.00	1.00	415.00	415.00	73,405							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	85.00	AC		1.00	1.00	1.00	190.00	190.00	16,150							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	261.88	AC		1.00	1.00	1.00	2,500.00	2,500.00	654,700							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 261.88 Total Land Value: 89,555 Market: 654,700 Agricultural: 89,555 Common: 0 PRINTED 08/06/2024 BY SYS