

SW1/4 OF NE1/4 & N1/2 OF NW1/4
(EX PAR 2) W1/2 OF SW1/4
PARCELS 1 & 3

CCRC WOODLANDS LTD
C/O JOHN T CASSIDY, 5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2024

32-3N-24-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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
BAS	3,472	100	3,472	319,326
FCP	770	25	192	17,659
FGR	756	55	416	38,260
FOP	126	30	38	3,495
FOP	370	30	111	10,209
FST	80	55	44	4,046
FUS	616	100	616	56,655
PTO	204	5	10	920
PTO	210	5	10	920
PTO	252	5	13	1,195
TOTALS	6,856		4,922	452,685

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0820	WOOD WALK	0	0	130	4	520.00	SF	11.75	11.75	
2	0300	BOAT DCK W	0	0	30	16	480.00	SF	40.00	40.00	
3	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	
4	0200	BARN WD 0-	0	0	36	34	1,224.00	SF	20.00	20.00	
5	0991	TENNIS CRT	0	0	0	0	1.00	UT	18,000.00	18,000.00	
6	0812	CONCRETE C	0	0	0	0	3,224.00	SF	4.00	4.00	
7	0861	POOL GUNIT	0	0	40	22	880.00	SF	85.00	85.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.05	AC	1.00
2	005970	A	AGRI-POND	0		OR	0.00	0.00	5.00	AC	1.00
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	131.95	AC	1.00
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	10.00	AC	1.00
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	44.00	AC	1.00
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	202.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,922	93.1380	116.42	573,019	1981	1981	0	0	21.00	79.00
1 SNGL FAM - 0% - 0											
Heated Area: 4088											
HX Base Yr											
BLD DATE: 06/13/2023 MLU											
XF DATE: 06/13/2023 MLU											
INC DATE: 06/13/2023 MLU											

TOTAL OB/XF											
37,464											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		452,685	
TOTAL MARKET OB/XF VALUE		37,464	
TOTAL LAND VALUE - MARKET		565,000	
TOTAL MARKET VALUE		623,256	
SOH/AGL Deduction		23,777	
ASSESSED VALUE		599,479	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		599,479	
TOTAL JUST VALUE		1,055,149	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,036,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95848	MH MOVE-ON	0	03/03/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0724/0971	2/24/1995	WD	U	V	09
GRANTOR: CASSIDY CAROL T					
GRANTEE: CCRC WOODLANDS LTD					

BUILDING NOTES											
BAS=[YR=1993] W9 N9 PTO=[YR=1993] N12 W17 FOP=[YR=1993] N6 W37 S6 PTO=[YR=1993] W28 S15 E4 N7 E24 N8\$ S4 E37 N4\$ S12 E17\$ W17 N8 W37 S4 W24 S7 W19 FCP=[YR=1993] W35 S22 E35 FST=[YR=1993] E5 FGR=[YR=1993] S27 E28 N27 W28\$ E3 N10 W8 S10\$ N22\$ S12 E8 S10 E25 S20 E10 N14 E14 PTO=[YR=1993] S10 E21 N10 W21\$ FOP=[YR=1993] E21 N6 W21 S6\$ N6 E21 S13 E28 N29\$ PTR=E20 FUS=[YR=1993] E22 S28 W22 N28\$ W20\$.											

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