LOTS 1 THRU 16 25 THRU 40
57 THRU 64
PT OR 724 PG 971

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

2024

33-3N-24-2020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

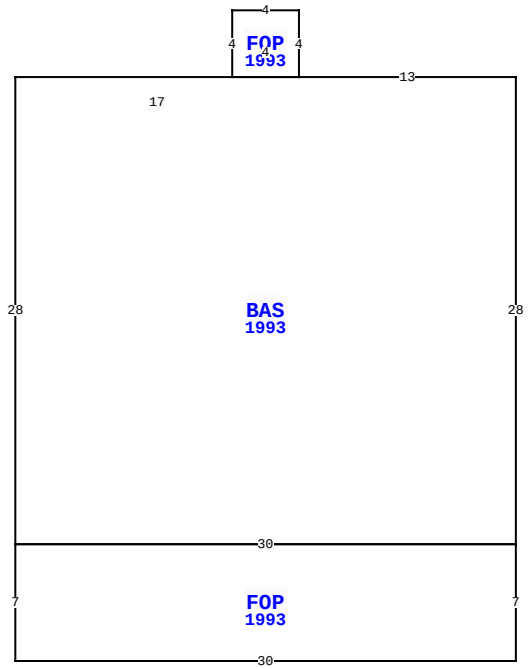
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	74,914
FOP	16	30	5	446
FOP	210	30	63	5,619
TOTALS	1,066		908	80,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	908	114.4800	108.76	98,754	1930	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 840 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

361163 TOMPKINS TRC, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,830
TOTAL MARKET OB/XF VALUE	46,551
TOTAL LAND VALUE - MARKET	975,600
TOTAL MARKET VALUE	354,794
SOH/AGL Deduction	19,519
ASSESSED VALUE	335,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,275
TOTAL JUST VALUE	1,154,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,152,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4551	REMODEL	6,300	03/24/1993
7949	HOUSEMVING	1,700	03/23/1992

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						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] N4 W4 S4 E4$ W17 S28
FOP=[YR=1993] S7 E30 N7 W30$ E30 N28$.

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	0202	BARN WD 30	0	0	64	98	6,272.00	SF	15.00	15.00	100	1988	1988	3	20	18,816	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	0812	CONCRETE C	0	0	62	20	1,240.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,703	
4	0812	CONCRETE C	0	0	0	0	1,097.00	SF	4.00	4.00	100	2012	2012	3	93	4,081	
5	0680	POLE SHED	0	0	36	36	1,296.00	SF	10.00	10.00	100	2012	2012	3	68	8,813	
6	0811	CONCRETE B	0	0	55	18	990.00	SF	5.20	5.20	100	2012	2012	3	93	4,788	
7	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	4,760	

LAND DESCRIPTION

TOTAL OB/XF 46,551

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	140.00	AC		1.00	1.00	1.00	415.00	415.00	58,100							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	370.00	370.00	29,230							
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	76.24	AC		1.00	1.00	1.00	555.00	555.00	42,313							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	83.00	AC		1.00	1.00	1.00	190.00	190.00	15,770							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	378.24	AC		1.00	1.00	1.00	2,500.00	2,500.00	945,600							

REVIEW DATE 05/21/2020 BY TWA Total Acres: 379.24 Total Land Value: 175,413 Market: 945,600 Agricultural: 145,413 Common: 30,000 PRINTED 08/06/2024 BY SYS

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57 THRU 64
PT OR 724 PG 971

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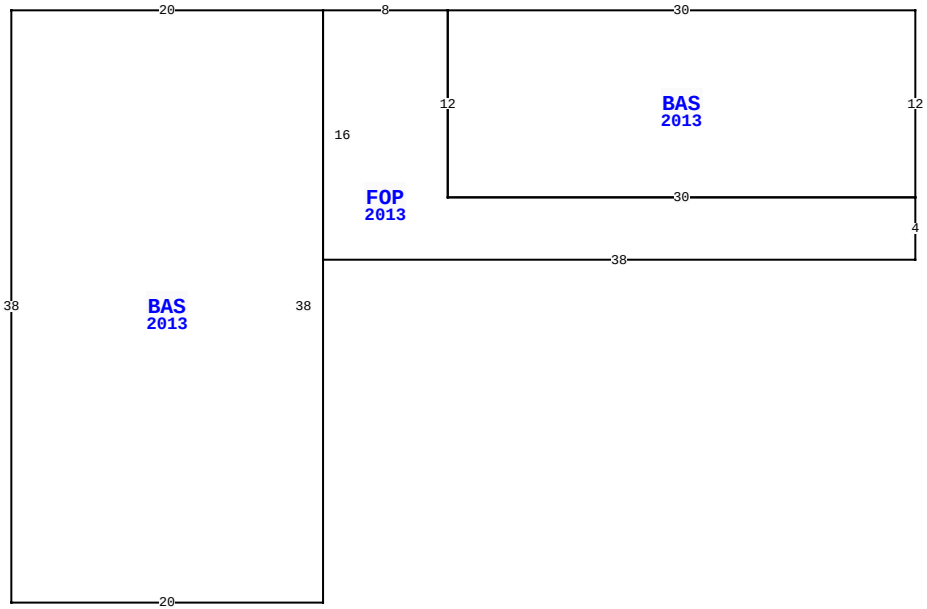
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	15,634
BAS	760	100	760	33,004
FOP	248	30	74	3,214
TOTALS	1,368		1,194	51,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,194	100.7000	50.35	60,118	1990	1995	0	0	0	13.75	86.25

2 ACCESORY U – 0% - 0 Heated Area: 1120 HX Base Yr



361163 TOMPKINS TRC, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 FOP=[YR=2013] W8 BAS=[YR=2013] W20 S38 E20 N38$ S16 E38 N4 W30 N12$ S12 E30 N12$.

EXTRA FEATURES

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

REVIEW DATE 05/21/2020 BY TWA Total Acres: 379.24 Total Land Value: 175,413 Market: 945,600 Agricultural: 145,413 Common: 30,000 PRINTED 08/06/2024 BY SYS