

BLOCK 434 LOT 20
 PT OR 724 PG 967
 SOUTH HILLIARD SUB PB 0/21-23

CCRC WOODLANDS LTD
 5287 NEW KINGS ROAD
 JACKSONVILLE, FL 32209

2025

05-2N-24-2240-0434-0200



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 28 TOTAL MARKET VALUE 28 SOH/AGL Deduction 0 ASSESSED VALUE 28 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 28 TOTAL JUST VALUE 28 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 08																															
NEIGHBORHOOD/LOC 8001.00																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE					OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE															
										0724/0967	2/24/1995	WD U	V	09	318,929																
GRANTOR: CASSIDY RICHARD SR										GRANTEE: CCRC WOODLANDS LTD																					
TOTALS										CR 108, HILLIARD										BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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	000100	C	RES	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.10	25.00	27.50	28														
REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 28 Market: 0 Agricultural: 0 Common: 28 PRINTED 07/30/2025 BY SYS																															