

BLOCK 440 LOTS 13 THRU 22  
 24 THRU 30 PT OR 724/971  
 SOUTH HILLIARD SUB PB 0/21-23

CCRC WOODLANDS LTD  
 5287 NEW KINGS ROAD  
 JACKSONVILLE, FL 32209

**2025**

05-2N-24-2240-0440-0130  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																								
<table border="1"> <tr> <td colspan="10">DOR CODE</td> <td colspan="12">0000 VACANT</td> </tr> <tr> <td colspan="10">MAP NUM</td> <td colspan="12">MKT AREA 08</td> </tr> <tr> <td colspan="10">NEIGHBORHOOD/LOC</td> <td colspan="12">8001.00</td> </tr> <tr> <td>AREA TYPE</td> <td>TOTAL GROSS AREA</td> <td>PCT OF BASE</td> <td>YEAR</td> <td>TOT ADJ AREA</td> <td>SUBAREA MARKET VALUE</td> <td colspan="16"></td> </tr> </table>																						DOR CODE										0000 VACANT												MAP NUM										MKT AREA 08												NEIGHBORHOOD/LOC										8001.00												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																
DOR CODE										0000 VACANT																																																																																																			
MAP NUM										MKT AREA 08																																																																																																			
NEIGHBORHOOD/LOC										8001.00																																																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																								
TOTALS										CR 108, HILLIARD												<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE																																																																			
BLD DATE		LGL DATE																																																																																																											
XF DATE		LAND DATE																																																																																																											
INC DATE		AG DATE																																																																																																											
EXTRA FEATURES																				<table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <td>OFF RECORD Number</td> <td>DATE</td> <td>TYPE INST</td> <td>Q U</td> <td>V I</td> <td>RSN CD</td> <td>SALE PRICE</td> <td colspan="4"></td> </tr> <tr> <td>0724/0971</td> <td>2/24/1995</td> <td>WD</td> <td>U</td> <td>V</td> <td>09</td> <td>6,425,000</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: CASSIDY CAROL T</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: CCRC WOODLANDS LTD</td> <td colspan="4"></td> </tr> </table>										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					0724/0971	2/24/1995	WD	U	V	09	6,425,000					GRANTOR: CASSIDY CAROL T											GRANTEE: CCRC WOODLANDS LTD																																				
SALES DATA																																																																																																													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																							
0724/0971	2/24/1995	WD	U	V	09	6,425,000																																																																																																							
GRANTOR: CASSIDY CAROL T																																																																																																													
GRANTEE: CCRC WOODLANDS LTD																																																																																																													
<table border="1"> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> <tr> <td colspan="17"></td> </tr> </table>																						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																																																																							
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	17.00	UT		1.00	1.00	1.10	25.00	27.50	468																																																																																												