

BLK 444 LOTS 1,3,5,6,7 & 8
 IN OR 724/971
 SOUTH HILLARD S/D OF

CCRC WOODLANDS LTD
 5287 NEW KINGS ROAD
 JACKSONVILLE, FL 32209

2025

05-2N-24-2240-0444-0010


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 150 TOTAL MARKET VALUE 150 SOH/AGL Deduction 0 ASSESSED VALUE 150 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 150 TOTAL JUST VALUE 150 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 150									
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					BLD DATE					LGL DATE					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											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES										CR 108, HILLIARD										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	6.00	UT		1.00	1.00	1.00	25.00	25.00	150														
REVIEW DATE 05/17/2021 BY MH										Total Acres: 0.00 Total Land Value: 150										Market: 0 Agricultural: 0 Common: 150 PRINTED 07/30/2025 BY SYS											