

BLK 444 LOTS 2,4 & 9
IN OR 724/967
SOUTH HILLARD S/D OF

CCRC WOODLANDS LTD
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2025

05-2N-24-2240-0444-0020



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 82 TOTAL MARKET VALUE 82 SOH/AGL Deduction 0 ASSESSED VALUE 82 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 82 TOTAL JUST VALUE 82 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 82									
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES										SALES DATA										BUILDING 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	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														
																	BUILDING DIMENSIONS														
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	3.00	UT		1.00	1.00	1.10	25.00	27.50	82														
REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 82 Market: 0 Agricultural: 0 Common: 82 PRINTED 07/30/2025 BY SYS																															