

BLOCK 445 LOTS 17 THRU 25
27 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-24-2240-0445-0170


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																																																																																																																																																																																																																																																																																																	
																						<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 6</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">325</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">325</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">325</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">325</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">325</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">325</td> </tr> </table>										VALUATION BY										STANDARD										Tax Group: 6										Tax Dist:										BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										325										TOTAL MARKET VALUE										325										SOH/AGL Deduction										0										ASSESSED VALUE										325										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										325										TOTAL JUST VALUE										325										NCON VALUE										0										INCOME VALUE																				PREVIOUS YEAR MKT VALUE										325									
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																													
Tax Group: 6										Tax Dist:																																																																																																																																																																																																																																																																																																													
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																																																																																													
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																																																																																													
TOTAL LAND VALUE - MARKET										325																																																																																																																																																																																																																																																																																																													
TOTAL MARKET VALUE										325																																																																																																																																																																																																																																																																																																													
SOH/AGL Deduction										0																																																																																																																																																																																																																																																																																																													
ASSESSED VALUE										325																																																																																																																																																																																																																																																																																																													
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																																																																																													
BASE TAXABLE VALUE										325																																																																																																																																																																																																																																																																																																													
TOTAL JUST VALUE										325																																																																																																																																																																																																																																																																																																													
NCON VALUE										0																																																																																																																																																																																																																																																																																																													
INCOME VALUE																																																																																																																																																																																																																																																																																																																							
PREVIOUS YEAR MKT VALUE										325																																																																																																																																																																																																																																																																																																													
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																																																																																																																																																																																																																																																																																																													
EXTRA FEATURES										BLD DATE										LGL DATE																																																																																																																																																																																																																																																																																																			
										XF DATE										LAND DATE																																																																																																																																																																																																																																																																																																			
										INC DATE										AG DATE																																																																																																																																																																																																																																																																																																			
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																																																																																																																																																																																																																																																																																																													
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	13.00	UT		1.00	1.00	1.00	25.00	25.00	325																																																																																																																																																																																																																																																																																																						
REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 325 Market: 0 Agricultural: 0 Common: 325 PRINTED 07/30/2025 BY SYS																																																																																																																																																																																																																																																																																																																							

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				

BUILDING NOTES

BUILDING DIMENSIONS