



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 / 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										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		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																																									