



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		770													
																	TOTAL MARKET VALUE		770													
																	SOH/AGL Deduction		0													
																	ASSESSED VALUE		770													
																	TOTAL EXEMPTION VALUE		0													
																	BASE TAXABLE VALUE		770													
																	TOTAL JUST VALUE		770													
																	NCON VALUE		0													
																	INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE		770													
																	PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																	SALES DATA															
																	OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE			
																	0724/0971		2/24/1995		WD U		V V		09		6,425,000					
																	GRANTOR: CASSIDY CAROL T															
																	GRANTEE: CCRC WOODLANDS LTD															
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
																	TOTALS															
																	EXTRA FEATURES															
																	CR 108, HILLIARD															
																	BLD DATE		XF DATE		INC DATE		LGL DATE		LAND 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															
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	28.00	UT		1.00	1.00	1.10	25.00	27.50	770															
																	TOTAL OB/XF															
																	0															
																	REVIEW DATE															
																	05/17/2021															
																	BY															
																	MH															
																	Total Acres: 0.00															
																	Total Land Value: 770															
																	Market: 0															
																	Agricultural: 0															
																	Common: 770															
																	PRINTED 07/30/2025 BY SYS															