



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 825 TOTAL MARKET VALUE 825 SOH/AGL Deduction 0 ASSESSED VALUE 825 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 825 TOTAL JUST VALUE 825 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 825											
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															PERMIT NUM DESCRIPTION AMT ISSUED											
TOTALS																															
EXTRA FEATURES										SALES DATA																					
CR 108, HILLIARD										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																					
										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	BUILDING NOTES															
																BUILDING DIMENSIONS															
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	DPHT 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	30.00	UT		1.00	1.00	1.10	25.00	27.50	825														
REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 825 Market: 0 Agricultural: 0 Common: 825 PRINTED 07/30/2025 BY SYS																															