



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 873,554 TOTAL MARKET VALUE 83,748 SOH/AGL Deduction 0 ASSESSED VALUE 83,748 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 83,748 TOTAL JUST VALUE 873,554 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 728,554											
																				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 09 6,425,000 GRANTOR: CASSIDY CAROL T GRANTEE: CCRC WOODLANDS LTD											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
DOR CODE 5600 TIMBERLAND 70-79										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										BLD DATE										LGL DATE											
EXTRA FEATURES										XF DATE										LAND DATE											
EXTRA FEATURES										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										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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	92.23	AC		1.00	1.00	1.00	390.00	390.00	35,970														
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	122.23	AC		1.00	1.00	1.00	190.00	190.00	23,224														
3	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	35.54	AC		1.00	1.00	1.00	100.00	100.00	3,554														
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	525.00	525.00	21,000														
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	290.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	870,000														
REVIEW DATE 05/09/2025 BY MLU										Total Acres: 290.00 Total Land Value: 83,748										Market: 870,000 Agricultural: 80,194 Common: 3,554 PRINTED 07/30/2025 BY SYS											