W1/2 LOT 3
PT OR 375/788 & OR 724/971
(EX PT OR 2681/1607 BEING

CCRC WOODLANDS LTD &/CASSIDY RICHARD C JR REV TRUS
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2025

06-3N-24-2020-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/21/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,411
TOTAL MARKET VALUE	1,195
SOH/AGL Deduction	0
ASSESSED VALUE	1,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,195
TOTAL JUST VALUE	97,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2414/1758	10/26/2020	TD	U	V	11	100
GRANTOR: CASSIDY CAROL T TRUST						
GRANTEE: CASSIDY RICHARD C J						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	2.78	AC		1.00	1.00	1.00	390.00	390.00	1,084							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	2.22	AC		1.00	1.00	0.50	100.00	50.00	111							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.78	AC		1.00	1.00	1.00	35,000.00	35,000.00	97,300							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 5.00 Total Land Value: 1,195 Market: 97,300 Agricultural: 1,084 Common: 111 PRINTED 07/30/2025 BY SYS