

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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,600 TOTAL MARKET VALUE 1,600 SOH/AGL Deduction 571 ASSESSED VALUE 1,029 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,029 TOTAL JUST VALUE 1,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,000									
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION		AMT	ISSUED				
MAP NUM																											
NEIGHBORHOOD/LOC 6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						FIFTH AV, HILLIARD																					
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	0007	R-2	25.00	125.00	25.00	FF		1.00	1.00	0.80	80.00	64.00	1,600										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 1,600 Market: 0 Agricultural: 0 Common: 1,600 PRINTED 07/30/2025 BY SYS																											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			1,600
TOTAL MARKET VALUE			1,600
SOH/AGL Deduction			571
ASSESSED VALUE			1,029
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,029
TOTAL JUST VALUE			1,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,000

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									