PT OF LOTS 49,50 & 51
IN OR 1603/1900
CORNWALL SURVEY S/D OF

P I E DIVERSIFIED SERVICES LLC
1592 SANDY SPRINGS DR
FLEMING ISLAND, FL 32003

2025

09-3N-23-2020-0049-0010

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

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	232,500
TOTAL MARKET VALUE	5,850
SOH/AGL Deduction	0
ASSESSED VALUE	5,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,850
TOTAL JUST VALUE	232,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1603/1900	1/14/2009	WD	U	V	31	124,651
GRANTOR: CASSIDY RICHARD C JR						
GRANTEE: P I E DIVERSIFIED S						
1603/1897	1/14/2009	QC	U	V	11	100
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: CASSIDY RICHARD C J						

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	15.00	AC		1.00	1.00	1.00	390.00	390.00	5,850							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	232,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 15.00 Total Land Value: 5,850 Market: 232,500 Agricultural: 5,850 Common: 0 PRINTED 07/30/2025 BY SYS