S-4 OF LOTS 14 15 16 17 18 19
& 20 IN OR 1328/55
EX S-5 OF LOT 19

JDC LANDCORP LLC
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2025

11-3N-23-2020-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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 & CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	142,200
TOTAL MARKET VALUE	142,200
SOH/AGL Deduction	60,915
ASSESSED VALUE	81,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,285
TOTAL JUST VALUE	142,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0055	6/23/2005	QC	U	V	19	295,800

GRANTOR: CASSIDY CAROL T TRUST

GRANTEE: JDC LANDCORP LLC

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	000100	C	RES	0		OR	0.00	0.00	4.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	142,200							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 4.74 Total Land Value: 142,200 Market: 0 Agricultural: 0 Common: 142,200 PRINTED 07/30/2025 BY SYS