PT OF SW1/4 OF SEC 16-3N-24E
IN OR 1970/1201
BEING PARCELS 1-A & 5

CCRC WOODLANDS LTD/CASSIDY CAROL T TRUST
C/O JOHN T CASSIDY, 5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2025

16-3N-24-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

PINE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	390,500
TOTAL MARKET VALUE	30,575
SOH/AGL Deduction	0
ASSESSED VALUE	30,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,575
TOTAL JUST VALUE	390,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1970/1201	3/05/2015	QC	U	V	11	100
GRANTOR: WILSON VERONICA & NIC						
GRANTEE: CCRC WOODLANDS LTD						
1933/0621	7/30/2014	SW	U	I	37	161,400
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: WILSON VERONICA ETA						

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	005500	A	TIMBER 2 N S	0		A-1	0.00	0.00	51.00	AC		1.00	1.00	1.00	525.00	525.00	26,775							
2	005902	A	HARDWOOD SI	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
3	009910	M	MARKET VALUE	0		A-1	0.00	0.00	71.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	390,500							

REVIEW DATE 05/12/2025 BY MLU Total Acres: 71.00 Total Land Value: 30,575 Market: 390,500 Agricultural: 30,575 Common: 0 PRINTED 07/30/2025 BY SYS