PT LOTS 2 THRU 6 & 27 THRU 32
PT OR 2681/1607 BEING
SOUTH TRACT SEC 19 WEST

PIGEON CREEK MITIGATION BANK LLC
4223 LAKESIDE DRIVE STE 1
JACKSONVILLE, FL 32210

2025

19-3N-24-2020-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

SNAKE CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 TD
INC DATE		AG DATE	

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		9,700
TOTAL MARKET VALUE		9,700
SOH/AGL Deduction		7,033
ASSESSED VALUE		2,667
TOTAL EXEMPTION VALUE	CP	1,334
BASE TAXABLE VALUE		1,333
TOTAL JUST VALUE		9,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1607	11/20/2023	SW	U	V	30	254,600

GRANTOR: CCRC WOODLANDS LTD
GRANTEE: PIGEON CREEK MITIGA

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	009606	C	CONSERVATION	0		OR			97.00	AC		1.00	1.00	1.00	100.00	100.00	9,700							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 97.00 Total Land Value: 9,700 Market: 0 Agricultural: 0 Common: 9,700 PRINTED 07/30/2025 BY SYS