

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							PAGE 1 OF 1	4																						
																Valuation By STANDARD Tax Group: 4 Tax Dist: <table border="1"><tr><td>BUILDING MARKET VALUE</td><td>0</td></tr><tr><td>TOTAL MARKET OB/XF Value</td><td>0</td></tr><tr><td>TOTAL LAND VALUE - Market</td><td>149,681</td></tr><tr><td>TOTAL MARKET VALUE</td><td>3,534</td></tr><tr><td>SOH/GL Deduction</td><td>0</td></tr><tr><td>ASSESSED VALUE</td><td>3,534</td></tr><tr><td>TOTAL EXEMPTION VALUE</td><td>0</td></tr><tr><td>BASE TAXABLE VALUE</td><td>3,534</td></tr><tr><td>TOTAL JUST VALUE</td><td>149,681</td></tr><tr><td>NCON VALUE</td><td>0</td></tr><tr><td>INCOME VALUE</td><td></td></tr><tr><td>PREVIOUS YEAR MKT VALUE</td><td>145,846</td></tr></table>							BUILDING MARKET VALUE	0	TOTAL MARKET OB/XF Value	0	TOTAL LAND VALUE - Market	149,681	TOTAL MARKET VALUE	3,534	SOH/GL Deduction	0	ASSESSED VALUE	3,534	TOTAL EXEMPTION VALUE	0	BASE TAXABLE VALUE	3,534	TOTAL JUST VALUE	149,681	NCON VALUE	0	INCOME VALUE		PREVIOUS YEAR MKT VALUE	145,846		
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DOR CODE	5500	TIMBERLAND 80-89																																														
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																																																
EXTRA FEATURES						SNAKE CREEK RD, HILLIARD																																										
L N	OBI/F CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG CON D	YEAR ON	ACTUAL	Q	% COND	OBI/XF MKT VALUE	NOTES																																	
																	SALES DATA																															
OFF RECORD Number		DATE		TYPE INST	Q U	V I V	R S N CD	SALE PRICE																																								
2414/1758		10/26/2020		TD	U	V	11	100																																								
GRANTOR: CASSIDY CAROL T TRUST																																																
GRANTEE: CASSIDY RICHARD C J																																																
0724/0971		2/24/1995		WD	U	V	09	6,425,000																																								
GRANTOR: CASSIDY CAROL T																																																
GRANTEE: CCRC WOODLANDS LTD																																																
BUILDING NOTES																																																
BUILDING DIMENSIONS																																																
LAND DESCRIPTION																																																
TOTAL OBI/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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.51	AC		1.00	1.00	1.00	525.00	525.00	3,418																															
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	100.00	100.00	116																															
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.67	AC		1.00	1.00	1.00	19,500.00	19,500.00	149,565																															
REVIEW DATE 05/09/2025 BY MLU Total Acres: 7.67 Total Land Value: 3,534 Market: 149,565 Agricultural: 3,418 Common: 116 PRINTED 07/30/2025 BY SYS																																																