LOT 42
IN OR 2762/450
CORNWALL SURVEY SEC 21-3N-24E

CCRC WOODLANDS LTD
4223 LAKESIDE DR
JACKSONVILLE, FL 32210

2025

21-3N-24-2020-0042-0000

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

OLD DIXIE HWY, 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	145,720
TOTAL MARKET VALUE	145,720
SOH/AGL Deduction	0
ASSESSED VALUE	145,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,720
TOTAL JUST VALUE	145,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/450	1/16/2025	SW	U	V	37	30,000
GRANTOR: GEIGER RICHARD A & KR						
GRANTEE: CCRC WOODLANDS LTD						
2750/1771	11/08/2024	WD	U	I	11	100
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: GEIGER RICHARD A &						

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	4.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	140,400							
2	009605	C	WETLANDS	0		OR	0.00	0.00	5.32	AC		1.00	1.00	1.00	1,000.00	1,000.00	5,320							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 10.00 Total Land Value: 145,720 Market: 0 Agricultural: 0 Common: 145,720 PRINTED 07/30/2025 BY SYS