

PT OF LOTS 43 & 44
 LYING EAST OF RR TRACKS
 IN OR 724/971

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

2025

22-3N-24-2320-0043-0010



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											
																		VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 261,000 TOTAL MARKET VALUE 3,420 SOH/AGL Deduction 0 ASSESSED VALUE 3,420 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,420 TOTAL JUST VALUE 261,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 252,000											
DOR CODE 5900						TIMBERLAND UNCLASS										PERMIT NUM				DESCRIPTION		AMT		ISSUED					
MAP NUM						MKT AREA				09																			
NEIGHBORHOOD/LOC 9001.00																SALES DATA													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE							
TOTALS												BLD DATE		LGL DATE		05/09/2025		MLU											
EXTRA FEATURES												XF DATE		LAND DATE		11/04/2024		KBA		BUILDING NOTES									
WEDGEWOOD RD, HILLIARD												INC DATE		AG DATE															
L N	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	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	190.00	190.00	3,420												
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	261,000												
REVIEW DATE 05/09/2025 BY MLU Total Acres: 18.00 Total Land Value: 3,420 Market: 261,000 Agricultural: 3,420 Common: 0 PRINTED 07/30/2025 BY SYS																													