



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 Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 495,000 TOTAL MARKET VALUE 40,525 SOH/AGL Deduction 0 ASSESSED VALUE 40,525 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,525 TOTAL JUST VALUE 495,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 450,000																															
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM				DESCRIPTION		AMT		ISSUED																						
MAP NUM						MKT AREA 09																																								
NEIGHBORHOOD/LOC 9001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0724/0971 2/24/1995 WD U V 09 6,425,000 GRANTOR: CASSIDY CAROL T GRANTEE: CCRC WOODLANDS LTD																														
TOTALS						WILLIE HODGES RD, HILLIARD						BLD DATE				LGL DATE				05/09/2025		MLU		BUILDING NOTES																						
EXTRA FEATURES												XF DATE				LAND DATE				02/10/2025		KBA																								
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																													
																	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	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900																													
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	390.00	390.00	9,750																													
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	55.00	AC		1.00	1.00	1.00	525.00	525.00	28,875																													
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	90.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	495,000																													
REVIEW DATE 05/09/2025 BY MLU																	Total Acres: 90.00					Total Land Value: 40,525					Market: 495,000					Agricultural: 40,525					Common: 0					PRINTED 07/30/2025 BY SYS				