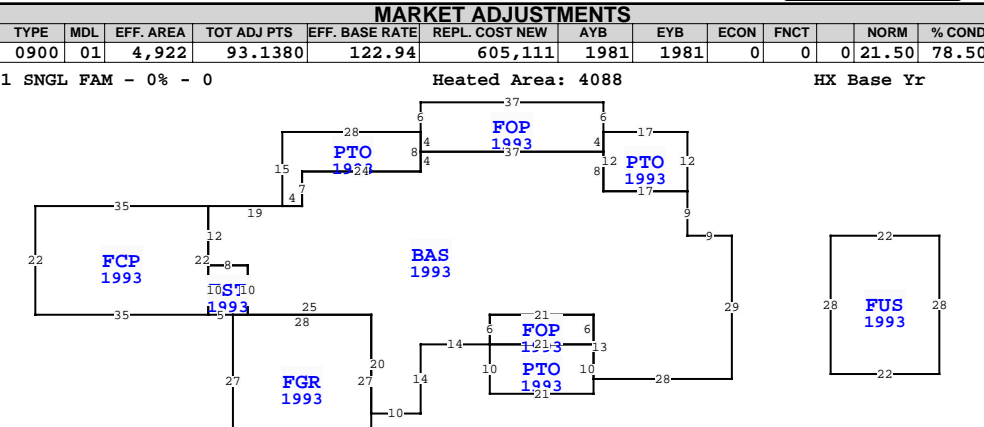




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	00	0	100
Occupancy	00	NONE	100



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		475,012	
TOTAL MARKET OB/XF VALUE		36,691	
TOTAL LAND VALUE - MARKET		676,000	
TOTAL MARKET VALUE		651,211	
SOH/AGL Deduction		2,694	
ASSESSED VALUE		648,517	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		648,517	
TOTAL JUST VALUE		1,187,703	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,055,149	

Quality	02	Quality Level 02
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,472	100
FCP	770	25
FGR	756	55
FOP	126	30
FOP	370	30
FST	80	55
FUS	616	100
PTO	204	5
PTO	210	5
PTO	252	5
TOTALS	6,856	4,922

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,472	100	1993	3,472	335,076
FCP	770	25	1993	192	18,529
FGR	756	55	1993	416	40,147
FOP	126	30	1993	38	3,668
FOP	370	30	1993	111	10,712
FST	80	55	1993	44	4,246
FUS	616	100	1993	616	59,449
PTO	204	5	1993	10	965
PTO	210	5	1993	10	965
PTO	252	5	1993	13	1,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95848	MH MOVE-ON	0	03/03/1995

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

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		MLU		KBA	
36429 NURSERY TRC, HILLIARD								05/09/2025		02/10/2025							

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
1	0820	WOOD WALK	0	0	130	4	520.00	SF	11.75	11.75	100	1985	1985	3	40	2,444	
2	0300	BOAT DCK W	0	0	30	16	480.00	SF	40.00	40.00	100	1985	1985	3	20	3,840	
3	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	1985	1985	3	20	510	
4	0200	BARN WD 0-	0	0	36	34	1,224.00	SF	20.00	20.00	100	1985	1985	3	20	4,896	
5	0991	TENNIS CRT	0	0	0	0	1.00	UT	18,000.00	18,000.00	100	1981	1981	3	32.5	5,850	
6	0812	CONCRETE C	0	0	0	0	3,224.00	SF	4.00	4.00	100	1981	1981	3	32.5	4,191	
7	0861	POOL GUNIT	0	0	40	22	880.00	SF	85.00	85.00	100	1981	1981	3	20	14,960	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 N9 PTO=[YR=1993] N12 W17 FOP=[YR=1993] N6 W37 S6 PTO=[YR=1993] W28 S15 E4 N7 E24 N8\$ S4 E37 N4\$ S12 E17\$ W17 N8 W37 S4 W24 S7 W19 FCP=[YR=1993] W35 S22 E35 FST=[YR=1993] E5 FGR=[YR=1993] S27 E28 N27 W28\$ E3 N10 W8 S10\$ N22\$ S12 E8 S10 E25 S20 E10 N14 E14 PTO=[YR=1993] S10 E21 N10 W21\$ FOP=[YR=1993] E21 N6 W21 S6\$ N6 E21 S13 E28 N29\$ PTR=E20 FUS=[YR=1993] E22 S28 W22 N28\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF														36,691								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.05	AC		1.00	1.00	1.00	370.00	370.00	4,088							
2	005970	A	AGRICULTURAL	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	70.00	70.00	350							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	131.95	AC		1.00	1.00	1.00	390.00	390.00	51,460							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	525.00	525.00	5,250							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	44.00	AC		1.00	1.00	1.00	190.00	190.00	8,360							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	202.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	606,000							



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY																																																																																																																																																																				
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REVIEW DATE 07/21/2021 BY TWA Total Acres: 204.00 Total Land Value: 139,508 Market: 606,000 Agricultural: 69,508 Common: 70,000 PRINTED 07/30/2025 BY SYS																																																																																																																																																																																					