



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 16,730 TOTAL LAND VALUE - MARKET 1,212,000 TOTAL MARKET VALUE 179,032 SOH/AGL Deduction 5,251 ASSESSED VALUE 173,781 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 173,781 TOTAL JUST VALUE 1,228,730 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,026,730									
DOR CODE 5500 TIMBERLAND 80-89																				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 0724/0971 2/24/1995 WD U V 09 6,425,000 GRANTOR: CASSIDY CAROL T GRANTEE: CCRC WOODLANDS LTD									
TOTALS										BLD DATE LGL DATE 05/09/2025 MLU										BUILDING NOTES									
EXTRA FEATURES 3644 NURSERY TRC 3644, HILLIARD										XF DATE AG 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														
1	0680	POLE SHED	0 0	0 0	2,400.00	SF	10.00	10.00	100	1981	1981	3	20	4,800															
2	0680	POLE SHED	0 0	0 0	1,400.00	SF	10.00	10.00	100	1981	1981	3	20	2,800															
3	0200	BARN WD 0-	0 0	40 30	1,200.00	SF	20.00	20.00	100	1981	1981	3	20	4,800															
4	0940	SHEDS/PORT	0 0	30 16	480.00	SF	20.10	20.10	100	1981	1981	3	20	1,930															
5	0200	BARN WD 0-	0 0	30 20	600.00	SF	20.00	20.00	100	1984	1984	3	20	2,400															
TOTAL OB/XF 16,730																													
LAND DESCRIPTION										TOTAL OB/XF 16,730																			
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	005300	A	CROPLAND 3	0		OR	0.00	0.00	22.02	AC		1.00	1.00	1.00	355.00	355.00	7,817												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	24.20	AC		1.00	1.00	1.00	370.00	370.00	8,954												
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	127.25	AC		1.00	1.00	1.00	390.00	390.00	49,628												
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	75.00	AC		1.00	1.00	1.00	190.00	190.00	14,250												
5	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	155.53	AC		1.00	1.00	1.00	525.00	525.00	81,653												
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	404.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,212,000												
REVIEW DATE 01/25/2023 BY WWA Total Acres: 404.00 Total Land Value: 162,302 Market: 1,212,000 Agricultural: 162,302 Common: 0 PRINTED 07/30/2025 BY SYS																													