

LOT 64 OF PINE KNOLL R/P
PBK 4/5 & PT E1/2 OF SW1/4 OF
SEC 3-1N-25E & PT SE1/4 OF

HURRICANE CREEK ESTATES LLC
1100 POND VIEW CT
SAINT JOHNS, FL 32259

2026

04-1N-25-0000-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 75
Interior Floor	08	SHT VINYL 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		1 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5501	TIMBER 2-2 SI 80-89

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

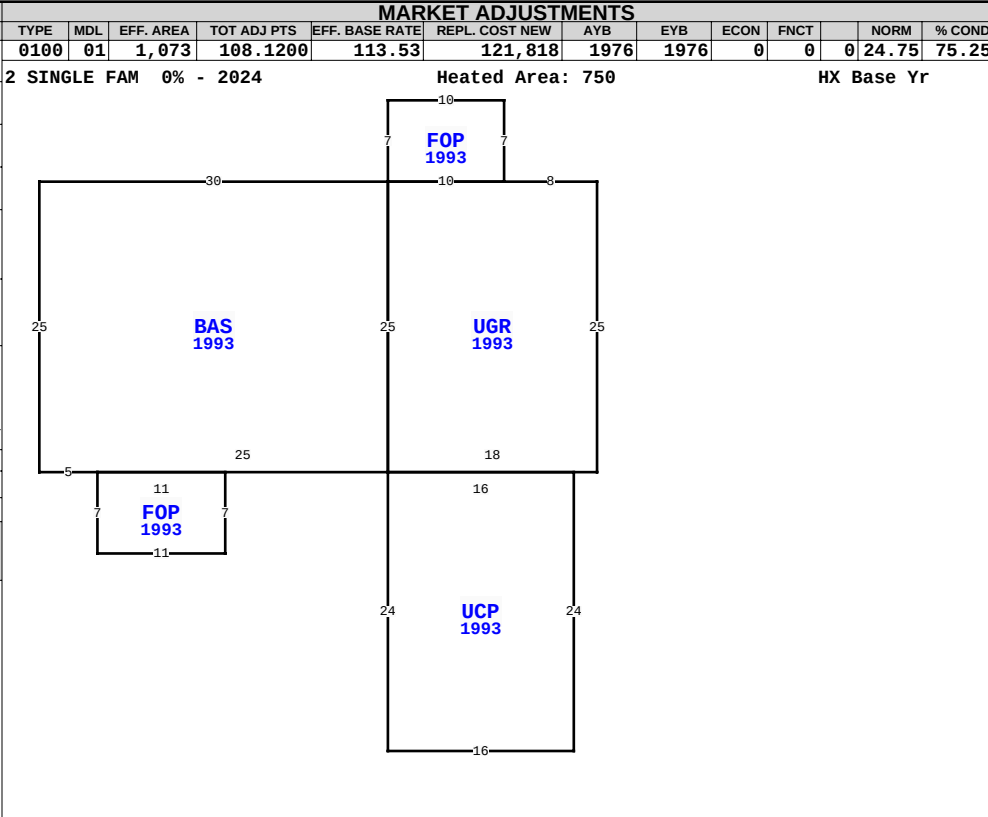
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1993	750	64,074
FOP	70	30	1993	21	1,794
FOP	77	30	1993	23	1,965
UCP	384	20	1993	77	6,578
UGR	450	45	1993	202	17,257

TOTALS	1,731			1,073	91,668
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	8	10	80.00	SF	12.00
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	12.00
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	9.20
2	009605	C	WETLANDS	0		OR	0.00	0.00	3.50
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00
4	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	45.30
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	47.30

REVIEW DATE	01/01/2023	BY	CD
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44096 ANN DR, CALLAHAN	BLD DATE		LGL DATE	05/08/2026	MLU
	XF DATE		LAND DATE		KB
	INC DATE		AG DATE	05/29/2025	

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	12.00	12.00	100	1980	1980	3	20	192	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	12.00	12.00	100	1976	1976	3	20	192	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

TOTAL OB/XF										12,384							
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
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	9.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,200
2	009605	C	WETLANDS	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,500
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000
4	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	45.30	AC		1.00	1.00	1.00	515.00	515.00	23,330
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	47.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	520,300

Total Acres:	60.00	Total Land Value:	129,030	Market:	520,300	Agricultural:	24,330	Common:	104,700
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NASSAU COUNTY PROPERTY										PAGE 1 of 1						6
VALUATION SUMMARY																

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	91,668
TOTAL MARKET OB/XF VALUE	12,384
TOTAL LAND VALUE - MARKET	625,000
TOTAL MARKET VALUE	233,082
SOH/AGL Deduction	0
ASSESSED VALUE	233,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,082
TOTAL JUST VALUE	729,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	685,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/1408	12/19/2023	WD	Q	I	02	550,000	
GRANTOR: CUSHMAN ELVIN W & MAR							
GRANTEE: HURRICANE CREEK EST							
2260/1988	2/08/2019	QC	U	I	11	100	
GRANTOR: CUSHMAN ELVIN W & MAR							
GRANTEE: CUSHMAN ELVIN W & M							

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W8 FOP=[YR=1993] N7 W10 S7 BAS=[YR=1993] W30 S25 E5 FOP=[YR=1993] S7 E11 N7 W11\$ E25 UCP=[YR=1993] S24 E16 N24 W16\$ N25\$ E10\$ W10 S25 E18 N25\$.									