E1/2 OF W1/2 & W1/2 OF E1/2
OF SEC 6-3N-24E PT OR 724/971 &
PT LOTS 1 THRU 16 IN OR 2681/160

PIGEON CREEK MITIGATION BANK LLC
4223 LAKESIDE DRIVE STE 1
JACKSONVILLE, FL 32210

2026

06-3N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,950
TOTAL MARKET VALUE		42,950
SOH/AGL Deduction		29,957
ASSESSED VALUE		12,993
TOTAL EXEMPTION VALUE	CP	6,496
BASE TAXABLE VALUE		6,497
TOTAL JUST VALUE		42,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1607	11/20/2023	SW	U	V	30	254,600
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: PIGEON CREEK MITIGA						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009606	C	CONSERVATION	0		OR			429.50	AC		1.00	1.00	1.00	100.00	100.00	42,950							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 429.50 Total Land Value: 42,950 Market: 0 Agricultural: 0 Common: 42,950 PRINTED 07/09/2026 BY SYS