SE1/4 OF NE1/4
PT OR 724 PG 971
EX OR 22/287

CCRC WOODLANDS LTD
C/O JOHN T CASSIDY, 5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2026

22-3N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

550468 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	299,000
TOTAL MARKET VALUE	21,640
SOH/AGL Deduction	0
ASSESSED VALUE	21,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,640
TOTAL JUST VALUE	299,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1914	1914	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	370.00	370.00	8,140							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	286,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 23.00 Total Land Value: 21,140 Market: 286,000 Agricultural: 8,140 Common: 13,000 PRINTED 07/09/2026 BY SYS