LOTS 1 THRU 8 10 THRU 18
25 THRU 28 30 THRU 40
46 THRU 48 61 THRU 64 &

CASSIDY CAROL T &/NAUGHTON CLAUDIA C REV TRUST
5287 NEW KINGS RD
JACKSONVILLE, FL 32209

2026

28-3N-24-2020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,296,045
TOTAL MARKET VALUE	132,019
SOH/AGL Deduction	0
ASSESSED VALUE	132,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,019
TOTAL JUST VALUE	3,296,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,163,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95847	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1984/0074	5/18/2015	SW	U	V	11	100
GRANTOR: NAUGHTON CLAUDIA CASS						
GRANTEE: NAUGHTON CLAUDIA CA						
1532/0952	10/26/2007	QC	Q	V	06	100
GRANTOR: FAIRCLOTH HERMAN L						
GRANTEE: CASSIDY CAROL T ETA						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	90.00	AC		1.00	1.00	1.00	530.00	530.00	47,700							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	149.77	AC		1.00	1.00	1.00	395.00	395.00	59,159							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	148.00	AC		1.00	1.00	1.00	170.00	170.00	25,160							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	387.77	AC		1.00	1.00	1.00	8,500.00	8,500.00	3,296,045							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 387.77 Total Land Value: 132,019 Market: 3,296,045 Agricultural: 132,019 Common: 0 PRINTED 07/09/2026 BY SYS