PT LOT 13
IN OR 2834/360 PARCEL 1
CORNWALL SURVEY SEC 30-3N-24E

JDC LANDCORP LLC
4223 LAKESIDE DRIVE
JACKSONVILLE, FL 32210

2026

30-3N-24-2020-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

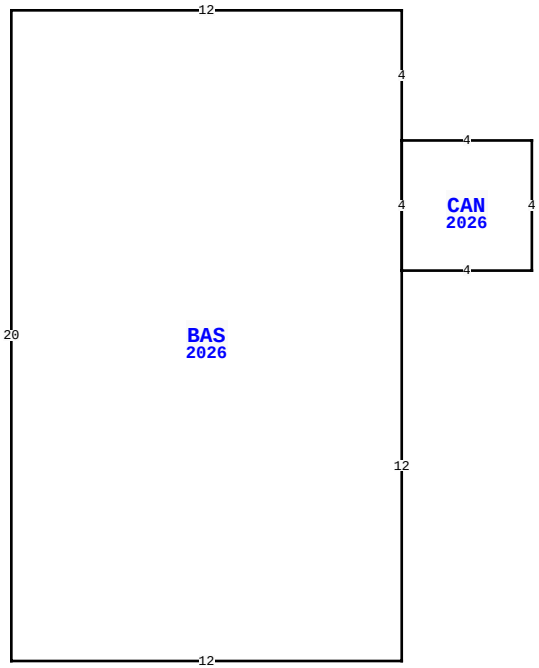
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2026	240	9,824
CAN	16	30	2026	5	204
TOTALS	256			245	10,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	245	95.7499	45.48	11,143	2013	2013	0	0	0	10.00	90.00

1 STOR WAREH 0% - 0 Heated Area: 240 HX Base Yr



CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	02/10/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,029
TOTAL MARKET OB/XF VALUE	2,503
TOTAL LAND VALUE - MARKET	2,280
TOTAL MARKET VALUE	14,812
SOH/AGL Deduction	0
ASSESSED VALUE	14,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,812
TOTAL JUST VALUE	14,812
NCON VALUE	12,532
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

ALSO SEE R/W PRCL: 30-3N-24-2020-0014-0010

AMERICAN TOWER CELL SITE: CCRC WOODLANDS_ SITE #41

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010097	R/R COM	20,000	09/09/2025
B1327753	NEW CELL TOWER	120,000	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2834/360	11/26/2025	SW	Q	V	05	3,000

GRANTOR: CCRC WOODLANDS LTD ET

GRANTEE: JDC LANDCORP LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-30,6] W12 S20 E12 N12 N4 N4 $
CAN=[YR=2026;ORIG=-30,10] S4 E4 N4 W4 $
.

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	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2026	2013		92	478	
2	0431	CL FNC 8B	0	0	0	0	200.00	LF	12.50	12.50	100	2026	2013		81	2,025	

LAND DESCRIPTION

TOTAL OB/XF 2,503

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	009101	C	TOWER SITE	0		OR	0.00	0.00	0.06	AC		1.00	1.00	1.00	40,000.00	40,000.00	2,280							

REVIEW DATE 02/05/2026 BY WWA Total Acres: 0.06 Total Land Value: 2,280 Market: 0 Agricultural: 0 Common: 2,280 PRINTED 07/09/2026 BY SYS