

SW1/4 OF NE1/4 & N1/2 OF NW1/4
(EX PAR 2) W1/2 OF SW1/4
PARCELS 1 & 3

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

2026

32-3N-24-0000-0001-0000



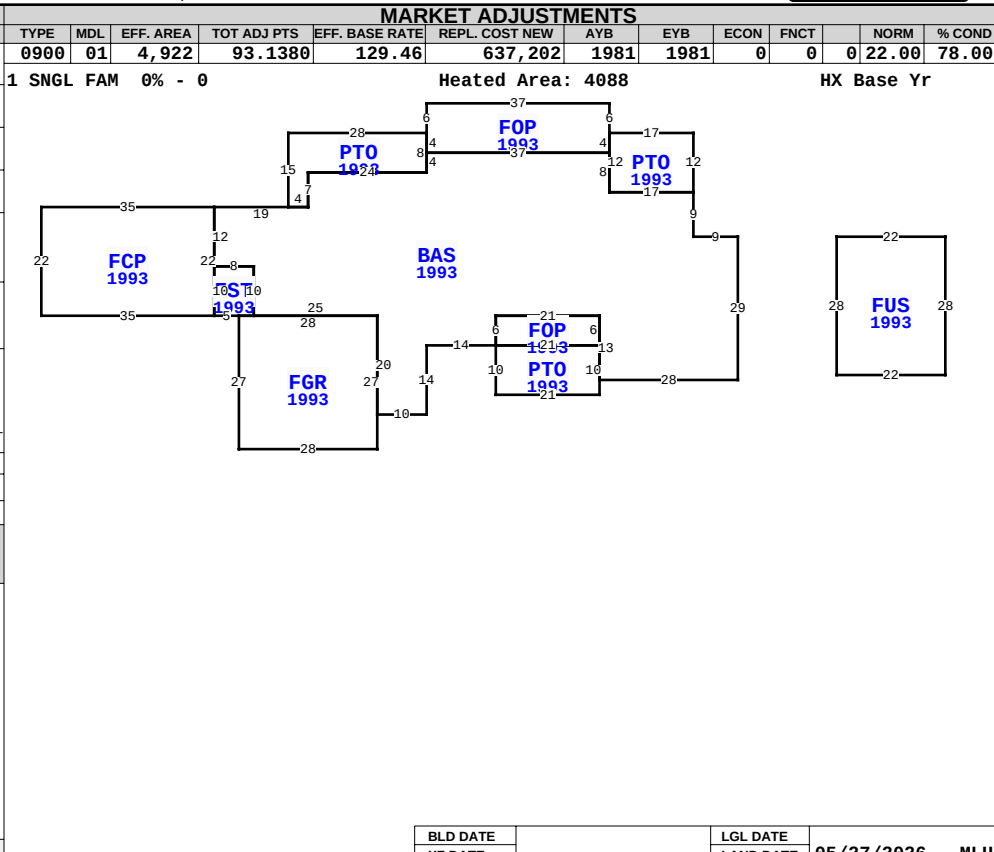
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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
BAS	3,472	100	1993	3,472	350,598
FCP	770	25	1993	192	19,388
FGR	756	55	1993	416	42,007
FOP	126	30	1993	38	3,837
FOP	370	30	1993	111	11,209
FST	80	55	1993	44	4,443
FUS	616	100	1993	616	62,203
PTO	204	5	1993	10	1,010
PTO	210	5	1993	10	1,010
PTO	252	5	1993	13	1,313
TOTALS	6,856			4,922	497,018

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0820	WOOD WALK	0	0	130	4	520.00	SF	11.75	11.75	
2	0300	BOAT DCK W	0	0	30	16	480.00	SF	40.00	40.00	
3	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	
4	0200	BARN WD 0-	0	0	36	34	1,224.00	SF	20.00	20.00	
5	0991	TENNIS CRT	0	0	0	0	1.00	UT	18,000.00	18,000.00	
7	0860	POOL/SPA	0	0	40	0	1.00	UT	50,000.00	50,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00	AC	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.05	AC	1.00
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	5.00	AC	1.00
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	131.95	AC	1.00
5	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC	1.00
6	005902	A	HARDWOOD SI	0		OR	0.00	0.00	44.00	AC	1.00



36429 NURSERY TRC, HILLIARD	BLD DATE	LGL DATE	05/27/2026	MLU
	XF DATE	LAND DATE	02/10/2025	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	497,018		
TOTAL MARKET OB/XF VALUE	59,590		
TOTAL LAND VALUE - MARKET	1,723,200		
TOTAL MARKET VALUE	632,146		
SOH/AGL Deduction	0		
ASSESSED VALUE	632,146		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	632,146		
TOTAL JUST VALUE	2,279,808		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,187,703		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95848	MH MOVE-ON	0	03/03/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0724/0971	2/24/1995	WD	U	V	09
GRANTOR: CASSIDY CAROL T					
GRANTEE: CCRC WOODLANDS LTD					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 N9 PTO=[YR=1993] N12 W17 FOP=[YR=1993] N6 W37 S6 PTO=[YR=1993] W28 S15 E4 N7 E24 N8\$ S4 E37 N4\$ S12 E17\$ W17 N8 W37 S4 W24 S7 W19 FCP=[YR=1993] W35 S22 E35 FST=[YR=1993] E5 FGR=[YR=1993] S27 E28 N27 W28\$ E3 N10 W8 S10\$ N22\$ S12 E8 S10 E25 S20 E10 N14 E14 PTO=[YR=1993] S10 E21 N10 W21\$ FOP=[YR=1993] E21 N6 W21 S6\$ N6 E21 S13 E28 N29\$ PTR=E20 FUS=[YR=1993] E22 S28 W22 N28\$ W20\$.											

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