LOTS 1 THRU 16 25 THRU 40
57 THRU 64
PT OR 724 PG 971

CCRC WOODLANDS LTD &/CASSIDY RICHARD C JR REV TRUS
5287 NEW KINGS ROAD
JACKSONVILLE, FL 32209

2026

33-3N-24-2020-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

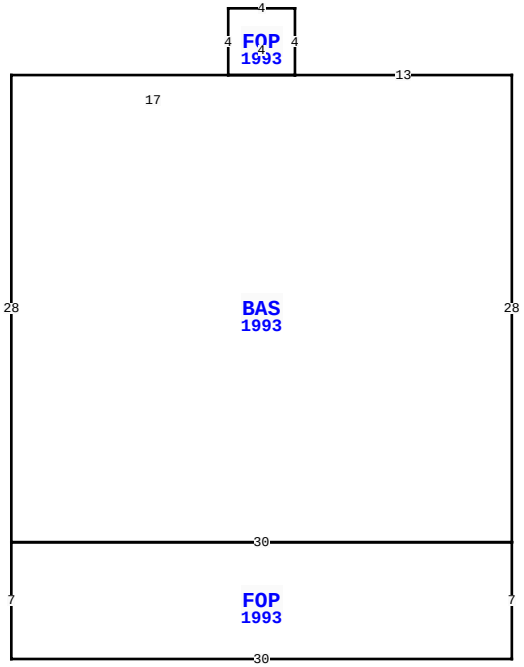
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	840	100	1993	840	82,289
FOP	16	30	1993	5	490
FOP	210	30	1993	63	6,172
TOTALS	1,066			908	88,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	908	114.4800	120.20	109,142	1930	1980	0	0	0	18.50	81.50

1 SINGLE FAM 0% - 0 Heated Area: 840 HX Base Yr



361163 TOMPKINS TRC, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	146,350
TOTAL MARKET OB/XF VALUE	33,522
TOTAL LAND VALUE - MARKET	3,223,540
TOTAL MARKET VALUE	327,419
SOH/AGL Deduction	0
ASSESSED VALUE	327,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,419
TOTAL JUST VALUE	3,403,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,364,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4551	REMODEL	6,300	03/24/1993
7949	HOUSEMVING	1,700	03/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/1758	10/26/2020	TD	U	V	11	100
GRANTOR: CASSIDY CAROL T TRUST						
GRANTEE: CASSIDY RICHARD C J						
0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] N4 W4 S4 E4$ W17 S28
FOP=[YR=1993] S7 E30 N7 W30$ E30 N28$.

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	0202	BARN WD 30	0	0	64	98	6,272.00	SF	15.00	15.00	100	1988	1988	3	20	18,816	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
5	0680	POLE SHED	0	0	36	36	1,296.00	SF	10.00	10.00	100	2012	2012	3	60	7,776	
7	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	4,480	

LAND DESCRIPTION

TOTAL OB/XF 33,522

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	140.00	AC		1.00	1.00	1.00	395.00	395.00	55,300							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	370.00	370.00	29,230							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	76.24	AC		1.00	1.00	1.00	530.00	530.00	40,407							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	83.00	AC		1.00	1.00	1.00	170.00	170.00	14,110							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	378.24	AC		1.00	1.00	1.00	8,500.00	8,500.00	3,215,040							

REVIEW DATE 01/01/2023 BY CD Total Acres: 379.24 Total Land Value: 147,547 Market: 3,215,040 Agricultural: 139,047 Common: 8,500 PRINTED 07/09/2026 BY SYS

LOTS 1 THRU 16 25 THRU 40
57 THRU 64
PT OR 724 PG 971

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NASSAU COUNTY PROPERTY

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Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

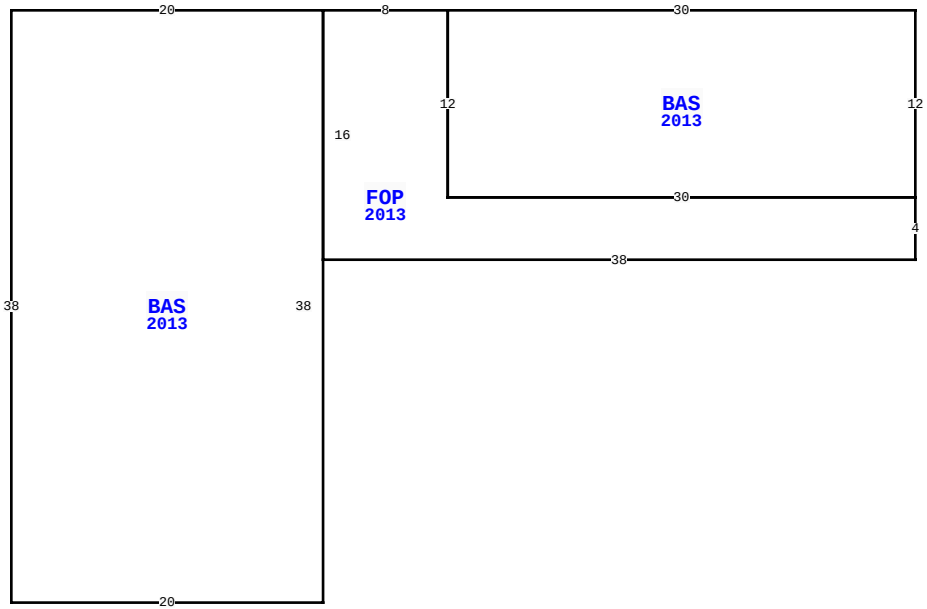
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2013	360	17,306
BAS	760	100	2013	760	36,535
FOP	248	30	2013	74	3,557
TOTALS	1,368			1,194	57,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,194	100.7000	56.39	67,330	1990	1995	0	0	0	14.75	85.25

2 ACCESORY U 0% - 0 Heated Area: 1120 HX Base Yr



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0724/0971	2/24/1995	WD	U	V	09	6,425,000
GRANTOR: CASSIDY CAROL T						
GRANTEE: CCRC WOODLANDS LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 FOP=[YR=2013] W8 BAS=[YR=2013] W20 S38 E20 N38$ S16 E38 N4 W30 N12$ S12 E30 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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