ALL E PORTION (LESS R/W)
IN OR 2341/535
(EX R/W IN OR 106/464)

WINDCHIME HOLDINGS LLC
16077 SHELLCRACKER ROAD
JACKSONVILLE, FL 32226

2026

49-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

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

555194 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 DC
INC DATE		AG DATE	04/12/2026 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,161
TOTAL LAND VALUE - MARKET	361,005
TOTAL MARKET VALUE	28,801
SOH/AGL Deduction	5,603
ASSESSED VALUE	23,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,198
TOTAL JUST VALUE	384,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2341/0535	2/24/2020	SW	Q	I	01	300,000
GRANTOR: CITADEL ISLAND LLC						
GRANTEE: WINDCHIME HOLDINGS						
1627/0756	6/26/2009	TD	U	I	30	100
GRANTOR: DESALVO JOHN A TRUSTE						
GRANTEE: CITADEL ISLAND LLC						

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	0424	CL FNC 6'	0	0	0	0	2,227.00	LF	20.00	20.00	100	2002	2002	3	52	23,161	

LAND DESCRIPTION

TOTAL OB/XF 23,161

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	005400	A	TIMBER 1 N S	0	0004	CG	0.00	0.00	7.00	AC		1.00	1.00	1.00	690.00	690.00	4,830							
2	005901	A	HARDWOOD SI	0		CG	0.00	0.00	4.05	AC		1.00	1.00	1.00	200.00	200.00	810							
3	009910	M	MARKET VALUE	0		CG	0.00	0.00	481,340.00	SF		1.00	1.00	1.00	0.75	0.75	361,005							

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.05 Total Land Value: 5,640 Market: 361,005 Agricultural: 5,640 Common: 0 PRINTED 07/09/2026 BY SYS