

NW1/4 OF SW1/4 W1/2 OF NW1/4
OF SE1/4
IN OR 622/603 & PT OR 835/1534

COGBURN LARRY D & BARBARA J
17390 PARADISE DRIVE
HILLIARD, FL 32046

2023

04-3N-23-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																												
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1																																												
ELEMENT	CD				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																											
															VALUATION BY STANDARD																																												
															Tax Group: 4 Tax Dist:																																												
															BUILDING MARKET VALUE 0																																												
															TOTAL MARKET OB/XF VALUE 0																																												
															TOTAL LAND VALUE - MARKET 257,600																																												
															TOTAL MARKET VALUE 6,370																																												
															SOH/AGL Deduction 0																																												
															ASSESSED VALUE 6,370																																												
															TOTAL EXEMPTION VALUE 0																																												
															BASE TAXABLE VALUE 6,370																																												
															TOTAL JUST VALUE 257,600																																												
															NCON VALUE 0																																												
															INCOME VALUE																																												
															PREVIOUS YEAR MKT VALUE 0																																												
DOR CODE 5902					HARDWOOD SI 60-69																																																						
MAP NUM					MKT AREA					09																																																	
NEIGHBORHOOD/LOC					9001.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM					DESCRIPTION					AMT					ISSUED																													
															C21885					CO ISSUED					0					04/13/2009																													
															E21355					NEW CONSTR					12,000					11/01/2008																													
															M14231					H/AC					0					11/01/2008																													
															E21355					REPAIR/RRF					25,000					10/01/2008																													
															P13501					NEW CONSTR					0					10/01/2008																													
															R11543					REPAIR/RRF					25,000					09/01/2008																													
TOTALS																				BLD DATE										LGL DATE										05/19/2023										MLU									
EXTRA FEATURES										PARADISE DR, HILLIARD										XF DATE										LAND DATE																													
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	SALES DATA																																											
																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																				
																	2646/1452	5/24/2023	WD U	I	11	100																																					
GRANTOR: WOLLITZ ANDREA M & JU																																																											
GRANTEE: COGBURN LARRY & BAR																																																											
																	2627/801	3/16/2023	WD U	I	11	100																																					
GRANTOR: COGBURN LARRY D & BAR																																																											
GRANTEE: WOLLITZ ANDREA M &																																																											
BUILDING NOTES																																																											
BUILDING DIMENSIONS																																																											
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																																			
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.40	AC		1.00	1.00	1.00	550.00	550.00	4,620																																										
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750																																										
3	009910	M	MKT. VAL. AG	0			0.00	0.00	18.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	257,600																																										
REVIEW DATE 05/19/2023 BY MLU Total Acres: 18.40 Total Land Value: 6,370 Market: 257,600 Agricultural: 6,370 Common: 0 PRINTED 08/02/2023 BY SYS																																																											