PARCELS 2-5 & 2-6
IN OR 1839/662

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

2023

04-3N-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

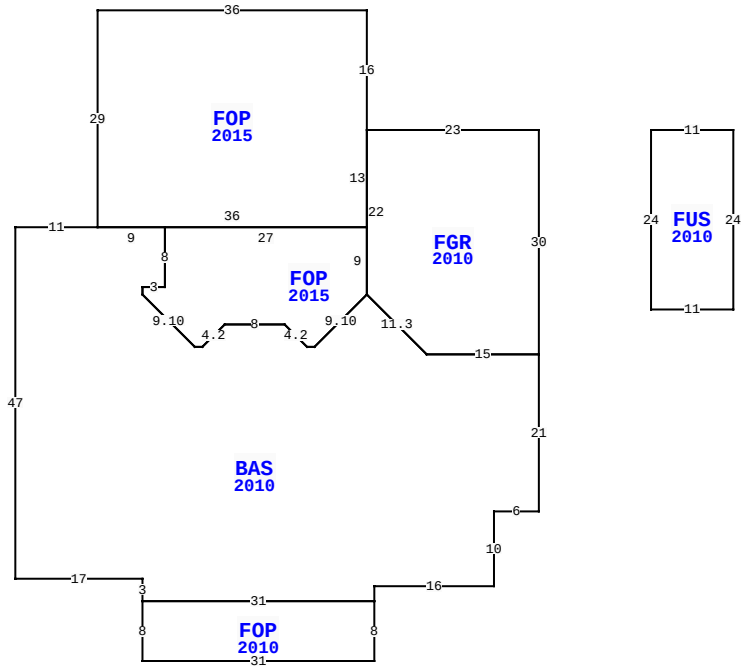
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,612	100	2,612	309,919
FGR	658	55	362	42,952
FOP	248	30	74	8,780
FOP	374	30	112	13,289
FOP	1,044	30	313	37,138
FUS	264	100	264	31,324
TOTALS	5,200		3,737	443,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,737	92.2590	131.47	491,303	2009	2009	0	0	0	9.75	90.25

1 SFR CUST – 0% - 0 Heated Area: 2876 HX Base Yr



17382 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	497,815
TOTAL MARKET OB/XF VALUE	31,223
TOTAL LAND VALUE - MARKET	238,560
TOTAL MARKET VALUE	767,598
SOH/AGL Deduction	189,120
ASSESSED VALUE	578,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,478
TOTAL JUST VALUE	767,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	647,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

FGR=[YR=2010] W23 FOP=[YR=2015] N16 W36 S29 BAS=[YR=2010] W11 S47 E17 S3 FOP=[YR=2010] S8 E31 N8 W31$ E31 N2 E16 N10 E6 N21 W15 U8 L8 FOP=[YR=2015] N9 W27 S8 W3 S1 D7 R7 E1 U3 R3 E8 D3 R3 E1 U7 R7 $ D7 L7 W1 U3 L3 W8 D3 L3 W1 U7 L7 N1 E3 N8 W9$ E36 N13 $ S22 D8 R8 E15 N30$ PTR=E15 FUS=[YR=2010] E11 S24 W11 N24$ W15$.

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	0812	CONCRETE C	0	0	0	0	1,884.00	SF	4.00	4.00	100	2009	2009	3	91	6,858	
2	0803	ASPHALT C	0	0	0	0	3,040.00	SF	2.00	2.00	100	2009	2009	3	66	4,013	
3	0812	CONCRETE C	0	0	34	32	1,088.00	SF	4.00	4.00	100	2021	2021	3	100	4,352	
4	0812	CONCRETE C	0	0	0	0	4,000.00	SF	4.00	4.00	100	2021	2021	3	100	16,000	

LAND DESCRIPTION

TOTAL OB/XF 31,223

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	000115	C	SFR ACRES	0		OR	0.00	0.00	17.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	238,560							

REVIEW DATE 06/06/2022 BY TWA Total Acres: 17.04 Total Land Value: 238,560 Market: 0 Agricultural: 0 Common: 238,560 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

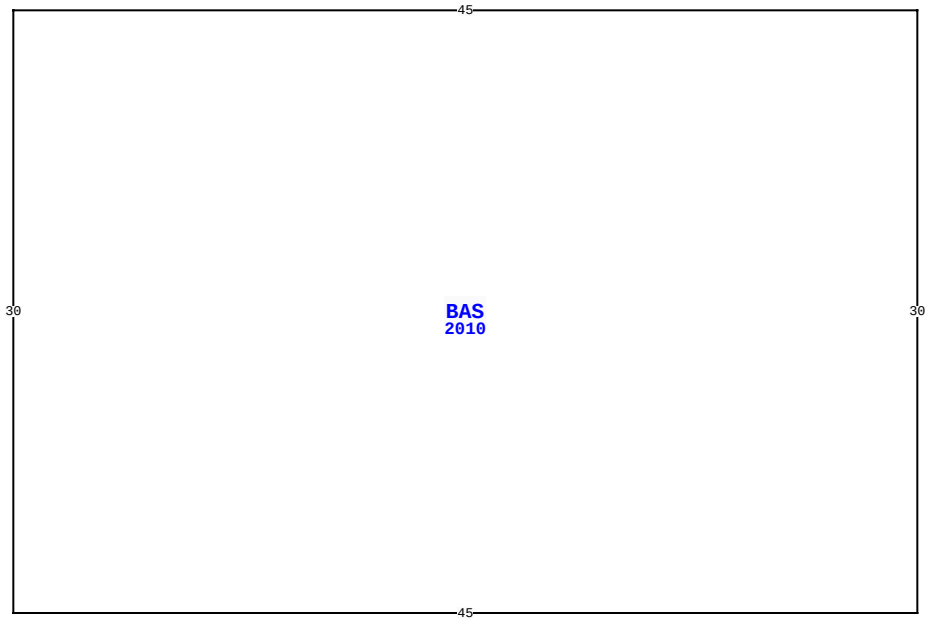
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	18,983
TOTALS	1,350		1,350	18,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	47.8400	16.74	22,599	2009	2009	0	0	0	16.00	84.00

2 GARAGE RES – 0% - 0 Heated Area: 1350 HX Base Yr



17382 PARADISE DR, HILLIARD

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	647,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BAS=[YR=2010] W45 S30 E45 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/06/2022 BY TWA Total Acres: 17.04 Total Land Value: 238,560 Market: 0 Agricultural: 0 Common: 238,560 PRINTED 08/02/2023 BY SYS

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Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

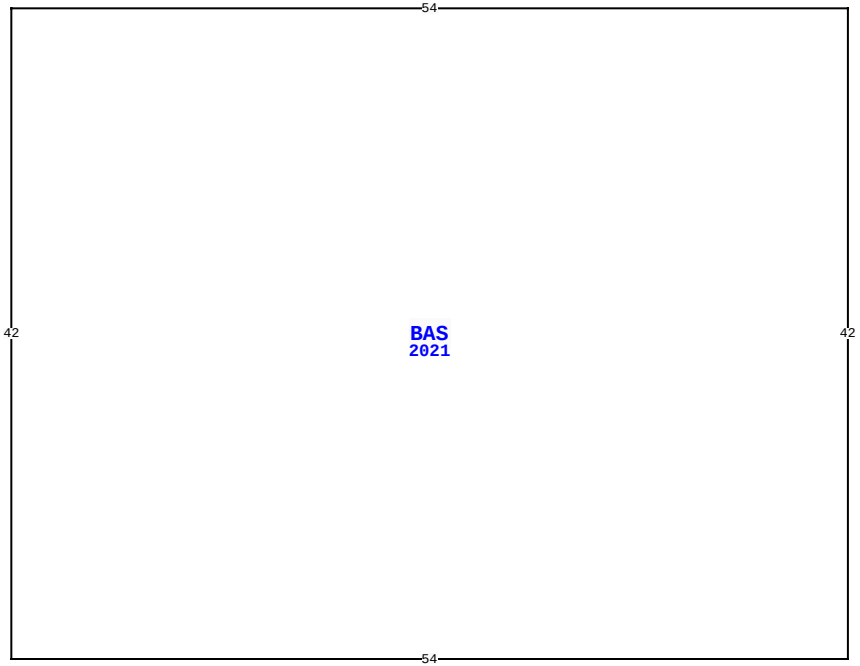
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2,268	35,431
TOTALS	2,268		2,268	35,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,268	45.0800	15.78	35,789	2021	2021	0	0	0	1.00	99.00

3 GARAGE RES – 0% - 0 Heated Area: 2268 HX Base Yr



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GRANTOR: COGBURN LARRY D & BAR						
GRANTEE: WOLLITZ ANDREA M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W54 S42 E54 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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