

PT LOT 17 & ALL LOTS 15 & 16
IN OR 2637/1885
(EX S-1 OF LOTS 15 & 16)

37074 COSMOS TRAIL LLC
4025 SUNBEAM ROAD
JACKSONVILLE, FL 32257

2023

15-3N-24-2320-0017-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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	2,798	100	2,798	173,736
FOP	172	30	52	3,229
FOP	360	30	108	6,706

TOTALS	3,330	2,958	183,671
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0752	USP	0	0	16	16	256.00	SF	15.00
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00
5	0300	BOAT DCK W	0	0	0	0	218.00	SF	40.00
6	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10
8	1242	WD DECK A	0	0	0	0	114.00	SF	10.00
9	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
10	0812	CONCRETE C	0	0	65	5	325.00	SF	4.00
13	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	11.37
2	005500	A	TIMBER 2 SI	0	0004	OR	0.00	0.00	9.50
3	009910	M	MKT. VAL. AG	0	0004	OR	0.00	0.00	9.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,958	104.2460	94.08	278,289	1954	1954	0	0	0	34.00	66.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 2798 HX Base Yr													
37074 COSMO TR, HILLIARD													
BLD DATE: 05/30/2023 MLU													
XF DATE: 05/30/2023 MLU													
INC DATE: 05/30/2023 MLU													

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
3	0752	USP	0	0	16	16	256.00	SF	15.00	15.00	100	1988	1988	3	20	768	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1988	1988	3	20	128	
5	0300	BOAT DCK W	0	0	0	0	218.00	SF	40.00	40.00	100	1988	1988	3	20	1,744	
6	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1996	1996	3	20	579	
8	1242	WD DECK A	0	0	0	0	114.00	SF	10.00	10.00	100	1990	1990	3	20	228	
9	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
10	0812	CONCRETE C	0	0	65	5	325.00	SF	4.00	4.00	100	2007	2007	3	89	1,157	
13	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	20	400	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	11.37
2	005500	A	TIMBER 2 SI	0	0004	OR	0.00	0.00	9.50
3	009910	M	MKT. VAL. AG	0	0004	OR	0.00	0.00	9.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4245	H/AC	1,350	06/23/1992
8031	MH MOVE-ON	11,245	01/19/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2637/1885	5/04/2023	WD	Q	I	01	450,000			
GRANTOR: PICKETT JULIE W & SYL									
GRANTEE: 37074 COSMOS TRAIL									
2473/1362	6/16/2021	SW	U	I	12	310,300			
GRANTOR: RMAC TRUST									
GRANTEE: PICKETT JULIE W & S									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W65 S3 BAS=[YR=1993] S15 W23 S23 E20									
FOP=[YR=1993] S2 E43 N4 W43 S2\$ N2 E43 S4 E25 N40 W22 S5 W33									
N5 W10\$ E10 S5 E33 N5 E22 N3\$.									

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