LOTS 15 THRU 18 &
PARCEL 3 IN SEC 17 &
PARCELS 3-5 & 3-6 IN SEC 40

COGBURN LARRY D
17390 PARADISE DR
HILLIARD, FL 32046

2023

16-3N-23-2020-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

OFF BAY RD, 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	0
TOTAL MARKET OB/XF VALUE	5,513
TOTAL LAND VALUE - MARKET	568,300
TOTAL MARKET VALUE	52,985
SOH/AGL Deduction	1,805
ASSESSED VALUE	51,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,180
TOTAL JUST VALUE	573,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0812	CONCRETE C	0	0	57	26	1,482.00	SF	4.00	4.00	100	2011	2011	3	93	5,513	

LAND DESCRIPTION

TOTAL OB/XF 5,513

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	60.68	AC		1.00	1.00	1.00	550.00	550.00	33,374							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	20.54	AC		1.00	1.00	1.00	410.00	410.00	8,421							
3	005902	A	HARDWOOD SI	0			0.00	0.00	32.44	AC		1.00	1.00	1.00	175.00	175.00	5,677							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	113.66	AC		1.00	1.00	1.00	5,000.00	5,000.00	568,300							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 113.66 Total Land Value: 47,472 Market: 568,300 Agricultural: 47,472 Common: 0 PRINTED 08/02/2023 BY SYS