LOTS 41 THRU 55 &
PT LOTS 40 56 57 58 59 SEC
16-3N-23E & PT LOTS 10 THRU 16

COGBURN LARRY D
17390 PARADISE DR
HILLIARD, FL 32046

2023

16-3N-23-2020-0042-0000

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

FLYING G TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/19/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	557,450
TOTAL MARKET VALUE	103,444
SOH/AGL Deduction	0
ASSESSED VALUE	103,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,444
TOTAL JUST VALUE	557,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2230/0726	10/03/2018	WD	U	V	11	100
GRANTOR: SULLIVAN SCOTT FRANKL						
GRANTEE: COGBURN LARRY						
1830/1497	12/10/2012	WD	Q	V	01	954,300
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: COGBURN LARRY D						

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

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
1	005500	A	TIMBER 2 SI	0			0.00	0.00	151.68	AC		1.00	1.00	1.00	550.00	550.00	83,424							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	21.50	AC		1.00	1.00	1.00	410.00	410.00	8,815							
3	005901	A	HARDWOOD SI	0			0.00	0.00	49.80	AC		1.00	1.00	1.00	225.00	225.00	11,205							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	222.98	AC		1.00	1.00	1.00	2,500.00	2,500.00	557,450							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 222.98 Total Land Value: 103,444 Market: 557,450 Agricultural: 103,444 Common: 0 PRINTED 08/02/2023 BY SYS