

PT GOVT LOTS 1 & 2 OF
SEC 20-3N-23E IN OR 1749/1194
(EX UTIL ESMT IN OR 1783/1874)

COGBURN LARRY D
17390 PARADISE DRIVE
HILLIARD, FL 32046

2023

20-3N-23-0000-0001-0010



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	07	NONE 90		
Interior Wall	05	DRYWALL 10		
Interior Floo	03	CONC FINSH 90		
Interior Floo	08	SHT VINYL 10		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Fixtures		0 100		
Frame	05	STEEL 100		
Story Height		0 100		
RMS		0 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		06	Quality Level 06	
DOR CODE	5600	TIMBERLAND 70-79		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,860	100	4,860	100,998
	</			

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	4,860	66.7019	23.35	113,481	2012	2012	0	0	0	11.00	89.00
1 GARAGE RES - 0% - 0 Heated Area: 4860 HX Base Yr												
54 54 90 90 BAS 2012												
TOTALS	4,860		4,860									

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		100,998		
TOTAL MARKET OB/XF VALUE		19,862		
TOTAL LAND VALUE - MARKET		276,210		
TOTAL MARKET VALUE		144,144		
SOH/AGL Deduction		389		
ASSESSED VALUE		143,755		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		143,755		
TOTAL JUST VALUE		397,070		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		121,542		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0	0	0	3,628.00	SF	4.00	4.00	100	2012	2012
2	0300	BOAT DCK W	0	0	24	384.00	SF	20.00	20.00	100	2015	2015
TOTAL OB/XF 19,862												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	51.99	AC		1.00
3	005902	A	HARDWOOD SI	0			0.00	0.00	8.39	AC		1.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	61.38	AC		1.00
TOTAL OB/XF 19,862												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	51.99	AC		1.00
3	005902	A	HARDWOOD SI	0			0.00	0.00	8.39	AC		1.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	61.38	AC		1.00