PARCELS 1-44 & 1-50 IN SEC 37
& 2-7 IN SEC 4
IN OR 1671/774

SELDOMRIDGE MICHAEL & DAWN M
17366 PARADISE DRIVE
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

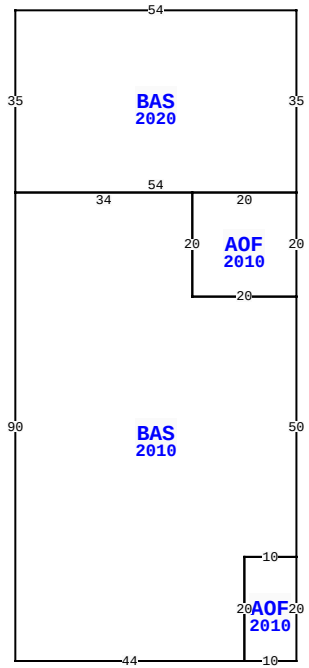
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 90
Interior Floo	08	SHT VINYL 10
Air Condition	99	N/A 100
Heating Type		N/A 100
Fixtures		0 100
Frame	05	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	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	200	100	200	4,074
AOF	400	100	400	8,149
BAS	4,260	100	4,260	86,785
BAS	1,890	100	1,890	38,503
TOTALS	6,750		6,750	137,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	6,750	65.3940	22.89	154,508	2009	2012	0	0	0	11.00	89.00

1 GARAGE RES – 0% - 0 Heated Area: 6750 HX Base Yr



17366 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	137,512
TOTAL MARKET OB/XF VALUE	20,251
TOTAL LAND VALUE - MARKET	323,860
TOTAL MARKET VALUE	198,018
SOH/AGL Deduction	855
ASSESSED VALUE	197,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,163
TOTAL JUST VALUE	481,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1671/0774	4/08/2010	WD	U	V	30	100
GRANTOR: COGBURN LARRY D & BAR						
GRANTEE: SELDOMRIDGE MICHAEL						
1106/1444	1/10/2003	WD	U	V	07	100
GRANTOR: ROWE CAROL J						
GRANTEE: COGBURN LARRY D & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W54 S35 BAS=[YR=2010] S90 E44 AOF=[YR=2010] E10 N20 W10 S20$ N20 E10 N50 AOF=[YR=2010] N20 W20 S20 E20$ W20 N20 W34$ E54 N35$.

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	0803	ASPHALT C	0	0	0	0	7,262.00	SF	2.00	2.00	100	2009	2009	3	66	9,586	
2	0812	CONCRETE C	0	0	0	0	2,930.00	SF	4.00	4.00	100	2009	2009	3	91	10,665	

LAND DESCRIPTION

TOTAL OB/XF 20,251

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	005000	C	RURAL HOME	0	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005010	A	SVCE ACRGE	0			0.00	0.00	1.99	AC		1.00	1.00	1.00	500.00	500.00	995							
3	005501	A	TIMB2-2 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	540.00	540.00	4,860							
4	006000	A	PAST1/HAY	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	440.00	440.00	4,400							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	20.99	AC		1.00	1.00	1.00	14,000.00	14,000.00	293,860							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 21.99 Total Land Value: 40,255 Market: 293,860 Agricultural: 10,255 Common: 30,000 PRINTED 08/02/2023 BY SYS