

PT SEC 44-4N-23E
IN OR 2606/794
(EX PT IN OR 2604/1643)

COCHRANE GRANT WILLIAM
PO BOX 1478
HILLIARD, FL 32046

2023

44-4N-23-0000-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	186,068
FOP	64	30	19	1,815
FOP	472	30	142	13,571
FST	104	55	57	5,447
TOTALS	2,587		2,165	206,901

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984
3	0681	POLE SHED	0	0	40	32	1,280.00	SF	15.00	15.00	100	1999
5	0811	CONCRETE B	0	0	0	0	807.00	SF	5.20	5.20	100	1987
6	0940	SHEDS/PORT	0	0	24	12	288.00	SF	13.20	13.20	100	2006

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	3.35	AC		1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	12.65	AC		1.00
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.65	AC		1.00

REVIEW DATE 12/20/2022 BY WWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,165	101.8710	120.97	261,900	1984	1994	0	0	21.00	79.00	
1 SNGL FAM - 0% - 2023 Heated Area: 1947 HX Base Yr												
8 13 8 13 8 8 13 13 34 25 33 33 59 59 8 8 FOP 1993 FST 1993 BAS 1993 FOP 1993												
32253 R L JOHNSON RD, HILLIARD												
BLD DATE 03/15/2007 JH XF DATE 03/15/2007 JH INC DATE LGL DATE LAND DATE 06/13/2023 MLU AG DATE												

TOTAL OB/XF												
10,871												

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10,871												

Total Acres: 16.00 Total Land Value: 65,486 Market: 189,750 Agricultural: 5,186 Common: 60,300

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,621	
TOTAL MARKET OB/XF VALUE		10,871	
TOTAL LAND VALUE - MARKET		250,050	
TOTAL MARKET VALUE		310,978	
SOH/AGL Deduction		0	
ASSESSED VALUE		310,978	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		310,978	
TOTAL JUST VALUE		495,542	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		310,934	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013579	MH MOVE-ON	0	11/28/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2606/0794	12/06/2022	QC	U	I	11	100	
GRANTOR: MCINTOSH NANCY LIN &							
GRANTEE: COCHRANE GRANT WILL							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W25 FST=[YR=1993] N8 W13 FOP=[YR=1993] W8 S8 E8 N8\$ S8 E13\$ W34 S33 FOP=[YR=1993] S8 E59 N8 W59\$ E59 N33\$.							

OTHER ADJUSTMENTS AND NOTES												

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