PT LOTS 7,8 & PT LOTS 10 THRU
16 & PT LOTS 22 THRU 26 &
LOT 9 & LOTS 17 THRU 21 OF

COGBURN LARRY D
17390 PARADISE DR
HILLIARD, FL 32046

2024

15-3N-23-2020-0007-0000

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	03/07/2024 DC
INC DATE		AG DATE	03/07/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	661,455
TOTAL MARKET VALUE	71,903
SOH/AGL Deduction	0
ASSESSED VALUE	71,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,903
TOTAL JUST VALUE	661,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1830/1497	12/10/2012	WD	Q	V	01	954,300
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: COGBURN LARRY D						
0115/0095	2/19/1971	WD	U	V	09	0
GRANTOR: BARR FAYE R & IRVIN J						
GRANTEE: DINKINS THEO ETAL &						

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	87.90	AC		1.00	1.00	1.00	545.00	545.00	47,906							
2	005500	A	TIMBER 2 SI	0		OR			25.51	AC		1.00	1.00	1.00	555.00	555.00	14,158							
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	18.27	AC		1.00	1.00	1.00	350.00	350.00	6,394							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	15.31	AC		1.00	1.00	1.00	225.00	225.00	3,445							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	146.99	AC		1.00	1.00	1.00	4,500.00	4,500.00	661,455							

REVIEW DATE 03/07/2024 BY DC Total Acres: 146.99 Total Land Value: 71,903 Market: 661,455 Agricultural: 71,903 Common: 0 PRINTED 08/06/2024 BY SYS