PT OF NE1/4 OF NE1/4
IN OR 1361/1896

COCHRANE WILLIAM III & MARTHA M
P O BOX 1478
HILLIARD, FL 32046-1478

2024

17-3N-24-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

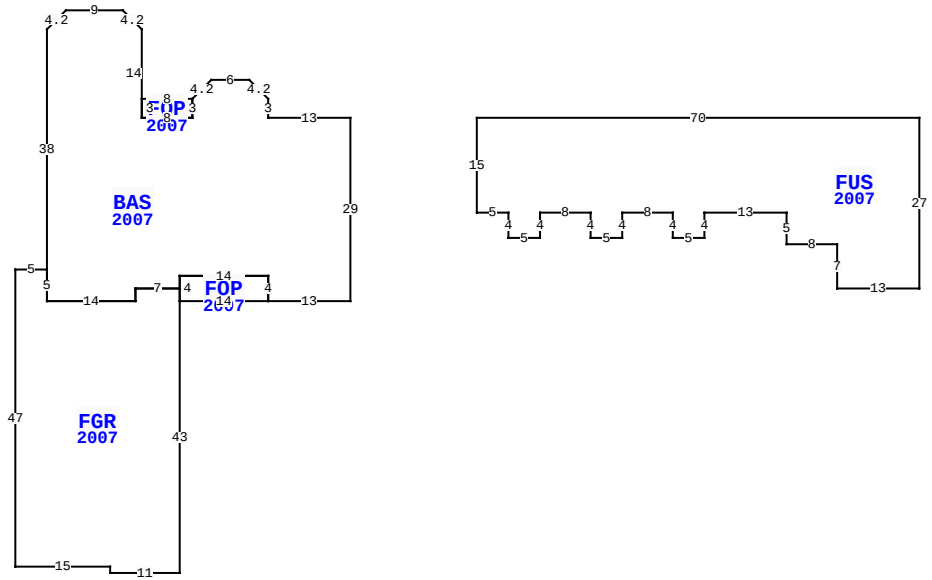
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	1,631	194,122
FGR	1,142	55	628	74,745
FOP	24	30	7	833
FOP	56	30	17	2,023
FUS	1,306	100	1,306	155,441
TOTALS	4,159		3,589	427,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,589	108.2025	135.25	485,412	2007	2007	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2008 Heated Area: 2937 HX Base Yr 2008



37112 SHADY LN, HILLIARD

BLD DATE	11/28/2007 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		427,163
TOTAL MARKET OB/XF VALUE		31,803
TOTAL LAND VALUE - MARKET		31,590
TOTAL MARKET VALUE		490,556
SOH/AGL Deduction		203,304
ASSESSED VALUE		287,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,252
TOTAL JUST VALUE		490,556
NCON VALUE		16,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0508298	CO ISSUED	0	12/01/2005
0508298	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1896	10/26/2005	WD	U	V	01	100

GRANTOR: COCHRANE WILLIAM JR &

GRANTEE: COCHRANE WILLIAM N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13N3 U3 L3 W6 D3 L3 FOP=[YR=2007]
W8S3E8N3$S3W8N14 L3 U3 W9 L3 D3 S38FGR=[YR=2007] W5S47E15S1
E11N43FOP=[YR=2007] E14N4W14S4$N2W7
S2W14N5$S5E14N2E7N2E14S4E13N29 $PTR=E20FUS=[YR=2007]
E70S27W13N7W8 N5W13S4W5N4W8S4W5N4W8S4W5N4W5 N15$W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	3,012.00	SF	4.00	4.00	100	2007	2007	3	88	10,602	
3	1127	BRICK 8"	0	100	0	0	114.00	SF	11.00	11.00	100	2007	2007	3	97	1,216	
4	0351	CARPORT MT	0	100	42	40	1,680.00	SF	10.00	10.00	100	2024	2023		100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 31,803

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	000115	C	SFR ACRES	100	0007	R-2	0.00	0.00	1.17	AC		1.00	1.00	1.00	27,000.00	27,000.00	31,590							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.17 Total Land Value: 31,590 Market: 0 Agricultural: 0 Common: 31,590 PRINTED 08/06/2024 BY SYS