

COGBURN LARRY D
17390 PARADISE DRIVE
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur

2503

MOD METAL 100
GABLE/HIP 100

RooF Cover
Interior Wall

1207

MODULAR MT 100
NONE 90

Interior Wall
Interior Floo

0503

DRYWALL 10
CONC FINSH 90

Interior Floo
Air Condition

0899

SHT VINYL 10
N/A 100

Heating Type
Fixtures
Frame

N/A 100
0 100
05 STEEL 100

Story Height
RMS
Stories
Units
Occupancy

0 100
0 100
0 0 100
0 100
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

96,783

BAS

1,836

100

1,836

36,563

TOTALS

6,696

6,696

133,346

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

Q

% COND

OB/XF MKT VALUE

NOTES

1

0812

CONCRETE C

0 0

0 0

2,000.00

SF

4.00

4.00

100

2012

2012

3

93

7,440

2

0300

BOAT DCK W

0 0

24 16

384.00

SF

20.00

20.00

100

2015

2015

3

78

5,990

3

0810

CONCRETE A

1 0

0 0

1,850.00

SF

6.50

6.50

100

2024

2023

100

12,025

4

0811

CONCRETE B

2 0

0 0

2,100.00

SF

5.20

5.20

100

2024

2023

100

10,920

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

009900

C

AC NON-AG

0

2.00

AC

1.00

1.00

1.00

0.00

0.00

0

2

009530

C

POND

0

4.00

AC

1.00

1.00

1.00

2,500.00

2,500.00

10,000

3

005010

A

SVCE ACRGE

0

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

500.00

500.00

500

4

005600

A

TIMBER 3 SI

0

OR

0.00

0.00

51.99

AC

1.00

1.00

1.00

415.00

415.00

21,576

5

005902

A

HARDWOOD SI

0

OR

0.00

0.00

2.39

AC

1.00

1.00

1.00

190.00

190.00

454

6

009910

M

MKT.VAL.AG

0

OR

0.00

0.00

61.38

AC

1.00

1.00

1.00

5,000.00

5,000.00

306,900

REVIEW DATE

04/30/2024

BY

KBA

Total Acres:

61.38

Total Land Value:

32,530

Market:

306,900

Agricultural:

22,530

Common:

10,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

04

6,696

65.3940

22.89

153,271

2012

2012

0

0

0

13.00

87.00

1 GARAGE RES - 0% - 0

Heated Area: 6696

HX Base Yr

54

34

54

34

54

34

54

34

BAS 2012

BAS 2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

180,825

TOTAL MARKET OB/XF VALUE

36,375

TOTAL LAND VALUE - MARKET

316,000

TOTAL MARKET VALUE

249,730

SOH/AGL Deduction

0

ASSESSED VALUE

249,730

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

249,730

TOTAL JUST VALUE

534,100

NCON VALUE

98,986

INCOME VALUE

PREVIOUS YEAR MKT VALUE

397,070

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1749/1194

7/28/2011

WD U

V

31

140,000

GRANTOR: TOLEDO MANUFACTURING

GRANTEE: COGBURN LARRY D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W90 S54 E90 N54 \$

BAS=[YR=2024;ORIG=0,0] E34 S54 W34 N54 \$

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