PT NW1/4 OF SEC 29-2N-25E
IN OR 1312/1526

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

2024

29-2N-25-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

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

BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,811
TOTAL MARKET VALUE	58,811
SOH/AGL Deduction	0
ASSESSED VALUE	58,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,811
TOTAL JUST VALUE	58,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1312/1526	4/27/2005	WD	Q	V		40,000
GRANTOR: BETHEA BILLY G & THEL						
GRANTEE: COCHRANE WILLIAM N						
0505/1016	12/01/1986	WD	U	V		38,300
GRANTOR:						
GRANTEE:						

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	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	29,405.60	SF		1.00	1.00	1.00	2.00	2.00	58,811							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 0.00 Total Land Value: 58,811 Market: 0 Agricultural: 0 Common: 58,811 PRINTED 08/06/2024 BY SYS