PT OF W1/2 OF NW1/4
IN OR 784 PG 32
EX 5-9

COBB TIMOTHY JOHN
2920 PAINT HORSE TRAIL
HILLIARD, FL 32046-5652

2024

34-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

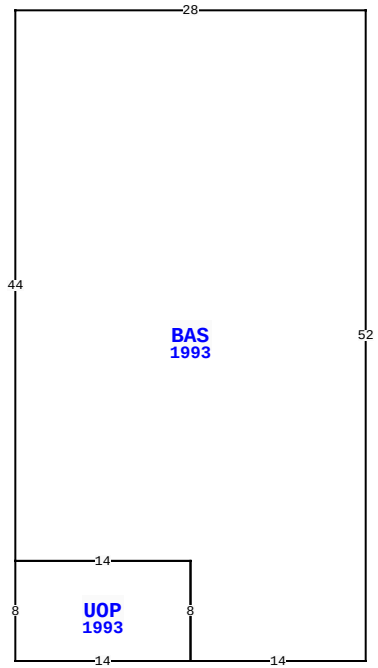
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	96,322
UOP	112	20	22	1,577
TOTALS	1,456		1,366	97,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,366	108.1600	102.75	140,356	1946	1970	0	10	0	20.25	69.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1344 HX Base Yr 1998



2920 PAINT HORSE TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		97,898
TOTAL MARKET OB/XF VALUE		2,721
TOTAL LAND VALUE - MARKET		142,000
TOTAL MARKET VALUE		136,429
SOH/AGL Deduction		99,034
ASSESSED VALUE		37,395
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,395
TOTAL JUST VALUE		242,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0787/1501	3/19/1997	QC	U	I	10	100
GRANTOR: DOMBROWSKI FRANK JR &						
GRANTEE: COBB TIMOTHY JOHN						
0784/0032	2/04/1997	PR	Q	V		101,900
GRANTOR: DOMBROSKI FRANK P/R						
GRANTEE: COBB TIMOTHY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S44 UOP=[YR=1993] S8 E14 N8W14$ E14 S8 E14 N52$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1998	1998	3	20	613	
3	0810	CONCRETE A	0	100	20	5	100.00	SF	6.50	6.50	100	1998	1998	3	75	488	

LAND DESCRIPTION

TOTAL OB/XF 2,721

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	415.00	415.00	5,810							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 15.00 Total Land Value: 35,810 Market: 112,000 Agricultural: 5,810 Common: 30,000 PRINTED 08/06/2024 BY SYS