IN OR 539 PG 1021
EX 1-50

COGBURN LARRY D & BARBARA J
17390 PARADISE DRIVE
HILLIARD, FL 32046

2024

37-3N-23-0000-0001-0380

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,066
TOTAL LAND VALUE - MARKET	111,720
TOTAL MARKET VALUE	17,242
SOH/AGL Deduction	5,460
ASSESSED VALUE	11,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,782
TOTAL JUST VALUE	126,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0539/1021	3/30/1988	WD	Q	V		46,400

GRANTOR: GUYNN JOHN

GRANTEE: COGBURN LARRY

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
1	0803	ASPHALT C	0	0	1620	10	16,200.00	SF	1.50	1.50	100	2008	2008	3	62	15,066	

LAND DESCRIPTION

TOTAL OB/XF 15,066

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	006000	A	PAST1/HAY	0	0004	OR	0.00	0.00	5.88	AC		1.00	1.00	1.00	370.00	370.00	2,176							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.88	AC		1.00	1.00	1.00	19,000.00	19,000.00	111,720							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.88 Total Land Value: 2,176 Market: 111,720 Agricultural: 2,176 Common: 0 PRINTED 08/06/2024 BY SYS