BLOCK 4 LOTS 3 & 4
ESMT OR 630/268
ST MARYS HIGHLANDS PB 5/12-13

COGBURN LARRY & BARBARA
17390 PARADISE DRIVE
HILLIARD, FL 32046

2024

41-4N-23-2100-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

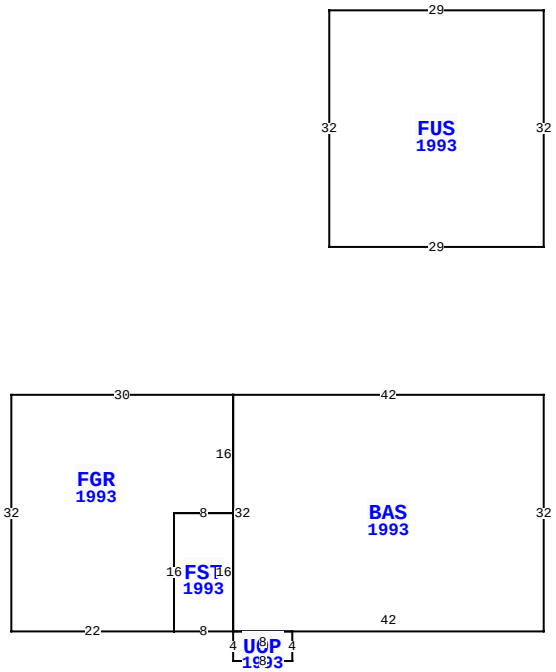
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	148,274
FGR	832	55	458	50,528
FST	128	55	70	7,723
FUS	928	100	928	102,380
UOP	32	20	6	662
TOTALS	3,264		2,806	309,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,806	106.0800	132.60	372,076	1973	1998	0	0	0	16.80	83.20

1 SNGL FAM – 100% - 2022 Heated Area: 2272 HX Base Yr 2022



29191 ST MARYS CIR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,631
TOTAL MARKET OB/XF VALUE		4,295
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		498,926
SOH/AGL Deduction		75,189
ASSESSED VALUE		423,737
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		368,737
TOTAL JUST VALUE		498,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25486	REPAIR/RRF	1,195	01/01/2012
6227	ADDITION	3,644	01/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2716/693	5/30/2024	WD	Q	I	02	575,000
GRANTOR: CLARK NICKEY D & LISA						
GRANTEE: COGBURN LARRY & BAR						
2504/0949	9/28/2021	WD	Q	I	02	495,000
GRANTOR: STROUD TONY & MELODY						
GRANTEE: CLARK NICKEY DEWAYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=1993] W30 S32 E22 FST=[YR=1993] E8 UOP=[YR=1993] S4 E8 N4 W8$ N16 W8S16$ N16 E8 N16$ S32 E42 N32$ PTR=N20 FUS=[YR=1993] N32 W29 S32 E29$ S20$.

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	0812	CONCRETE C	0	100	0	0	1,501.00	SF	4.00	4.00	100	1973	1973	3	24	1,441	
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2019	2019	3	98	2,854	

LAND DESCRIPTION

TOTAL OB/XF 4,295

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	000132	C	SFR RIVER	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000132	C	SFR RIVER	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/30/2024 BY WWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

BLOCK 4 LOTS 3 & 4
ESMT OR 630/268
ST MARYS HIGHLANDS PB 5/12-13

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HILLIARD, FL 32046

2024

41-4N-23-2100-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

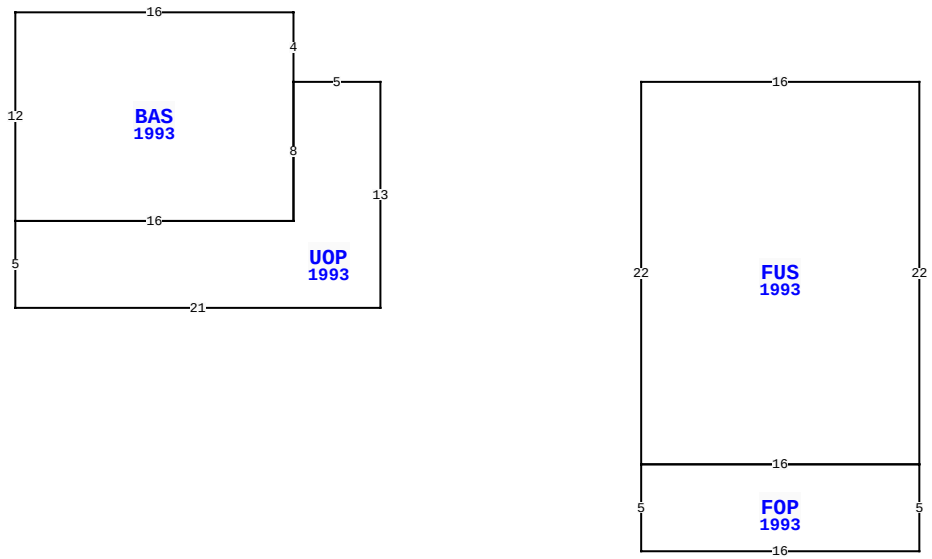
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	192	8,061
FOP	80	30	24	1,008
FUS	352	100	352	14,778
UOP	145	20	29	1,218
TOTALS	769		597	25,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	597	110.4840	104.96	62,661	1974	1974	0	0	40	22.19	40.00

2 SINGLE FAM – 0% - 2022 Heated Area: 544 HX Base Yr 2022



29191 ST MARYS CIR, HILLIARD

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PREVIOUS YEAR MKT VALUE		472,746

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GRANTEE: CLARK NICKEY DEWAYN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 BAS=[YR=1993] N4 W16 S12 E16 N8$ S8 W16 S5 E21 N13$ PTR=E15 FUS=[YR=1993] E16 S22 FOP=[YR=1993] S5 W16 N5 E16$W16 N22$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/30/2024 BY WWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS