PT OF OR 342/292
PT OF SEC 4 FRAC SEC 9
EX 3-4 & 3-5

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

2025

04-3N-23-0000-0003-0010

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	YEAR	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

PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,306
TOTAL LAND VALUE - MARKET	370,910
TOTAL MARKET VALUE	19,771
SOH/AGL Deduction	3,123
ASSESSED VALUE	16,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,648
TOTAL JUST VALUE	381,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951974	NEW CONSTR	42,714	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0342/0292	8/01/1981	MS	U	V		77,422

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
1	0803	ASPHALT C	0	0	0	0	15,040.00	SF	1.00	1.00	100	2001	2001	3	50	7,520	
2	0811	CONCRETE B	0	0	0	0	623.00	SF	5.20	5.20	100	2006	2006	3	86	2,786	

LAND DESCRIPTION

TOTAL OB/XF 10,306

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	PASTURE - HA	0		OR	0.00	0.00	25.58	AC		1.00	1.00	1.00	370.00	370.00	9,465							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.58	AC		1.00	1.00	1.00	14,500.00	14,500.00	370,910							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 25.58 Total Land Value: 9,465 Market: 370,910 Agricultural: 9,465 Common: 0 PRINTED 07/30/2025 BY SYS