ALL LOTS 33-64 SEC 21,
LOTS 1-16, LOTS 19-63,
AGAR PARK PBK 2/13 SEC 22, &

THC RE VENTURES 2 LLC
501 VILLAGE BLVD STE 2
WEST PALM BEACH, FL 33409

2025

15-3N-23-2020-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2023 DC
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	0
TOTAL LAND VALUE - MARKET	4,665,360
TOTAL MARKET VALUE	705,599
SOH/AGL Deduction	0
ASSESSED VALUE	705,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	705,599
TOTAL JUST VALUE	4,665,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,665,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0742	6/30/2022	WD	Q	V	01	5,850,000
GRANTOR: COGBURN LARRY D						
GRANTEE: THC RE VENTURES 2 L						
1830/1497	12/10/2012	WD	Q	V	01	954,300
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: COGBURN LARRY D						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	526.04	AC		1.00	1.00	1.00	525.00	525.00	276,171							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	896.36	AC		1.00	1.00	1.00	390.00	390.00	349,580							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	354.88	AC		1.00	1.00	1.00	225.00	225.00	79,848							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	1,777.28	AC		1.00	1.00	1.05	2,500.00	2,625.00	4,665,360							

REVIEW DATE 08/10/2022 BY TWA Total Acres: 1,777.28 Total Land Value: 705,599 Market: 4,665,360 Agricultural: 705,599 Common: 0 PRINTED 07/30/2025 BY SYS