

LOTS 15 THRU 18 CORNWALL SURVEY
PT SECS 16 & 17-3N-23E
IN OR 2697/1730

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

2025

16-3N-23-2020-0015-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																	
																		VALUATION BY STANDARD																	
																		Tax Group: 4 Tax Dist:																	
																		BUILDING MARKET VALUE 0																	
																		TOTAL MARKET OB/XF VALUE 5,394																	
																		TOTAL LAND VALUE - MARKET 471,545																	
																		TOTAL MARKET VALUE 135,946																	
																		SOH/AGL Deduction 9,407																	
																		ASSESSED VALUE 126,539																	
																		TOTAL EXEMPTION VALUE 0																	
																		BASE TAXABLE VALUE 126,539																	
																		TOTAL JUST VALUE 476,939																	
																		NCON VALUE 0																	
																		INCOME VALUE																	
																		PREVIOUS YEAR MKT VALUE 426,404																	
DOR CODE 5500						TIMBERLAND 80-89																													
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																																			
EXTRA FEATURES						29231 CR 121, HILLIARD						BLD DATE						LGL DATE																	
												XF DATE						LAND DATE																	
												INC DATE						AG DATE																	
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	05/09/2025 MLU																			
1	0812	CONCRETE C	0 0	57 26	1,482.00	SF	4.00	4.00	100	2011	2011	3	91	5,394		03/15/2024 DC																			
LAND DESCRIPTION																		TOTAL OB/XF 5,394																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES	0		OR			3.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,000																		
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	33.21	AC		1.00	1.00	1.00	515.00	515.00	17,103																		
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.14	AC		1.00	1.00	1.00	370.00	370.00	3,752																		
4	005901	A	HARDWOOD SI	0		OR			9.75	AC		1.00	1.00	1.00	225.00	225.00	2,194																		
5	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	9.59	AC		1.00	1.00	1.00	330.00	330.00	3,165																		
6	005500	A	TIMBER 2 N S	0		OR			3.50	AC		1.00	1.00	1.00	525.00	525.00	1,838																		
REVIEW DATE		06/25/2025		BY		WW		Total Acres: 70.75		Total Land Value: 130,552		Market: 369,545		Agricultural: 28,552		Common: 102,000		PRINTED 07/30/2025 BY SYS																	

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