PT OF NE1/4 OF NE1/4
IN OR 1361/1896

COCHRANE WILLIAM III & MARTHA M
P O BOX 1478
HILLIARD, FL 32046-1478

2025

17-3N-24-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

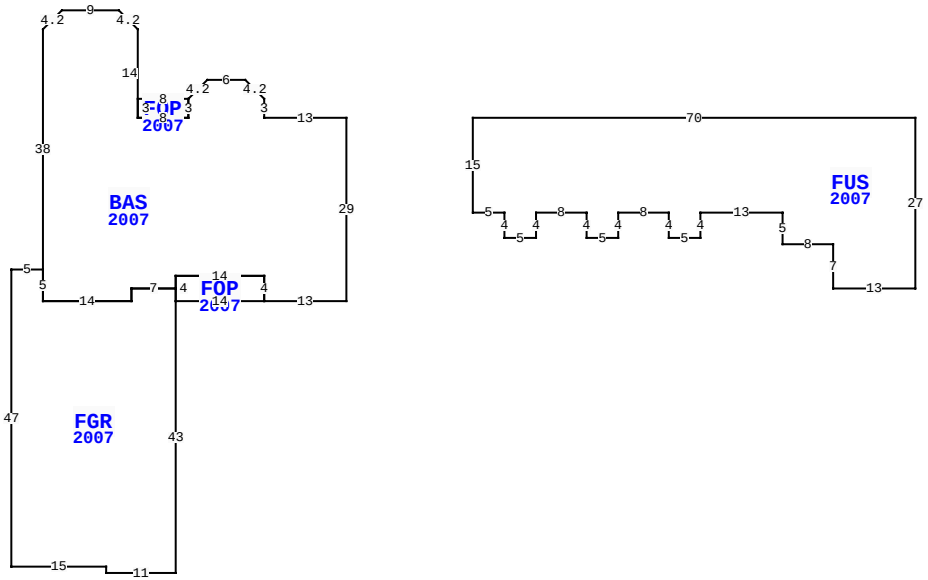
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	2007	1,631	208,534
FGR	1,142	55	2007	628	80,294
FOP	24	30	2007	7	895
FOP	56	30	2007	17	2,173
FUS	1,306	100	2007	1,306	166,980
TOTALS	4,159			3,589	458,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,589	92.7450	146.54	525,932	2007	2007	0	0	0	12.75	87.25

1 SFR CUST – 100% - 2008 Heated Area: 2937 HX Base Yr 2008



37112 SHADY LN, HILLIARD

BLD DATE	11/28/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		486,571
TOTAL MARKET OB/XF VALUE		14,836
TOTAL LAND VALUE - MARKET		52,650
TOTAL MARKET VALUE		554,057
SOH/AGL Deduction		240,617
ASSESSED VALUE		313,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,718
TOTAL JUST VALUE		554,057
NCON VALUE		27,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0508298	CO ISSUED	0	12/01/2005
0508298	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1896	10/26/2005	WD	Q	V	01	100

GRANTOR: COCHRANE WILLIAM JR &

GRANTEE: COCHRANE WILLIAM N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13N3 U3 L3 W6 D3 L3 FOP=[YR=2007]
W8S3E8N3$S3W8N14 L3 U3 W9 L3 D3 S38FGR=[YR=2007] W5S47E15S1
E11N43FOP=[YR=2007] E14N4W14S4$N2W7
S2W14N5$S5E14N2E7N2E14S4E13N29 $PTR=E20FUS=[YR=2007]
E70S27W13N7W8 N5W13S4W5N4W8S4W5N4W8S4W5N4W5 N15$W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	3,012.00	SF	4.00	4.00	100	2007	2007	3	87	10,482	
3	1127	BRICK 8"	0	100	0	0	114.00	SF	11.00	11.00	100	2007	2007	3	96	1,204	

LAND DESCRIPTION

TOTAL OB/XF 14,836

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	000100	C	RES	100	0007	R-2	0.00	0.00	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 1.17 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

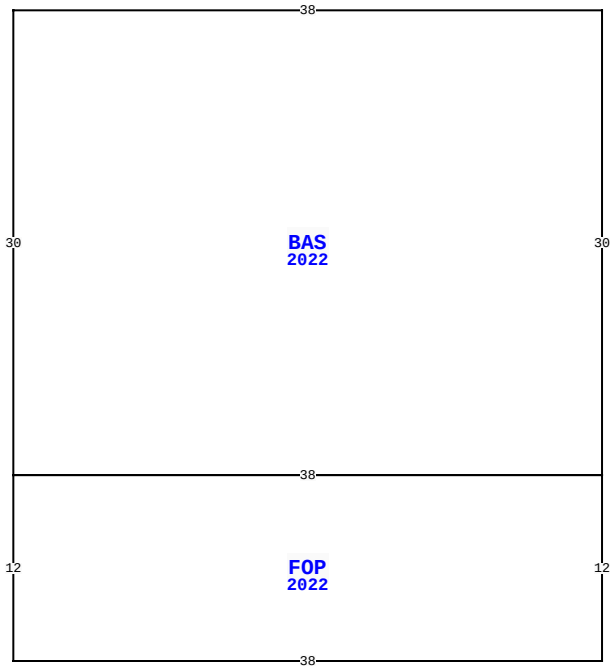
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2022	1,140	24,723
FOP	456	30	2022	137	2,971
TOTALS	1,596			1,277	27,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,277	59.8000	22.13	28,260	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 1140 HX Base Yr 2008



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GRANTOR: COCHRANE WILLIAM JR &
GRANTEE: COCHRANE WILLIAM N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=50,10] E38 S30 W38 N30 $
FOP=[YR=2022;ORIG=50,52] N12 E38 S12 W38 $
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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

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