

COGBURN LARRY D
17390 PARADISE DRIVE
HILLIARD, FL 32046

21-3N-23-2020-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																				
Exterior Wall	25	MOD METAL 100	4898	01	12,000	43.7000	14.31	171,720	2017	2017	0	0	0	1.00	99.00	4																				
Roof Structure	03	GABLE/HIP 100	1 PREFAB UTL - 0% - 0														Heated Area: 12000										HX Base Yr									
Roof Cover	12	MODULAR MT 100	100 120 100 120 BAS 2018														VALUATION BY										STANDARD									
Interior Wall		N/A 100															Tax Group: 4										Tax Dist:									
Interior Floor	03	CONC FINSH 100															BUILDING MARKET VALUE										170,003									
Air Condition	99	N/A 100															TOTAL MARKET OB/XF VALUE										359,300									
Heating Type		N/A 100															TOTAL LAND VALUE - MARKET										618,685									
Bedrooms		0 100															TOTAL MARKET VALUE										744,373									
Bathrooms		0 100															SOH/AGL Deduction										213,601									
Frame	05	STEEL 100															ASSESSED VALUE										530,772									
Stories	0	0 100															TOTAL EXEMPTION VALUE										0									
Units		0 100															BASE TAXABLE VALUE										530,772									
Occupancy	00	NONE 100															TOTAL JUST VALUE										1,147,988									
																	NCON VALUE										0									
			INCOME VALUE																																	
			PREVIOUS YEAR MKT VALUE										856,279																							
Quality			03	Quality Level 03																																
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																															
BAS	12,000	100	2018	12,000	170,003																															
TOTALS			12,000		12,000	170,003																														
EXTRA FEATURES					CR 121, HILLIARD										BLD DATE					LGL DATE					05/09/2025					MLU						
															XF DATE					LAND DATE					11/04/2024					KBA						
															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																				
1	0510	GARAGE WD-	0	0	40	16			640.00	SF	35.00				35.00	100	2016	2016	3	78	17,472															
2	0812	CONCRETE C	0	0	0	0			2,160.00	SF	4.00				4.00	100	2016	2016	3	95	8,208															
3	0510	GARAGE WD-	0	0	40	16			640.00	SF	35.00				35.00	100	2017	2017	3	81	18,144															
4	0811	CONCRETE B	0	0	0	0			730.00	SF	5.20				5.20	100	2017	2017	3	96	3,644															
5	0681	POLE SHED	0	0	70	60			4,200.00	SF	15.00				15.00	100	2018	2018	3	84	52,920															
6	0681	POLE SHED	0	0	130	36			4,680.00	SF	30.00				30.00	100	2021	2021	3	93	130,572															
7	0681	POLE SHED	0	0	100	24			2,400.00	SF	15.00				15.00	100	2021	2021	3	93	33,480															
8	0681	POLE SHED	0	0	130	20			2,600.00	SF	15.00				15.00	100	2021	2021	3	93	36,270															
9	0681	POLE SHED	0	0	70	60			4,200.00	SF	15.00				15.00	100	2021	2021	3	93	58,590															
LAND DESCRIPTION										TOTAL OB/XF										359,300																
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												
1	009900	C	ACREAGE NON-	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	186,000																			
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500																			
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	50.61	AC		1.00	1.00	1.00	525.00	525.00	26,570																			
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	50.61	AC		1.00	1.00	1.00	8,500.00	8,500.00	430,185																			
REVIEW DATE 08/10/2022 BY TWA Total Acres: 63.61 Total Land Value: 215,070 Market: 430,185 Agricultural: 26,570 Common: 188,500 PRINTED 07/30/2025 BY SYS																																				