PT NW1/4 OF SEC 29-2N-25E
IN OR 1312/1526

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

2025

29-2N-25-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	05/09/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,918
TOTAL MARKET VALUE	102,918
SOH/AGL Deduction	38,226
ASSESSED VALUE	64,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,692
TOTAL JUST VALUE	102,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1526	4/27/2005	WD	Q	V		40,000
GRANTOR: BETHEA BILLY G & THEL						
GRANTEE: COCHRANE WILLIAM N						
0505/1016	12/01/1986	WD	U	V		38,300
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

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	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	29,405.00	SF		1.00	1.00	1.00	3.50	3.50	102,918							

REVIEW DATE 05/09/2025 BY DC Total Acres: 0.00 Total Land Value: 102,918 Market: 0 Agricultural: 0 Common: 102,918 PRINTED 07/30/2025 BY SYS