PARCELS 2-5 & 2-6
OR 2663/870 BEING PAR 3

WOLLITZ ANDREA M & JUSTIN
17382 PARADISE DRIVE
HILLIARD, FL 32046

2026

04-3N-23-0000-0002-0050

BUILDING CHARACTERISTICS

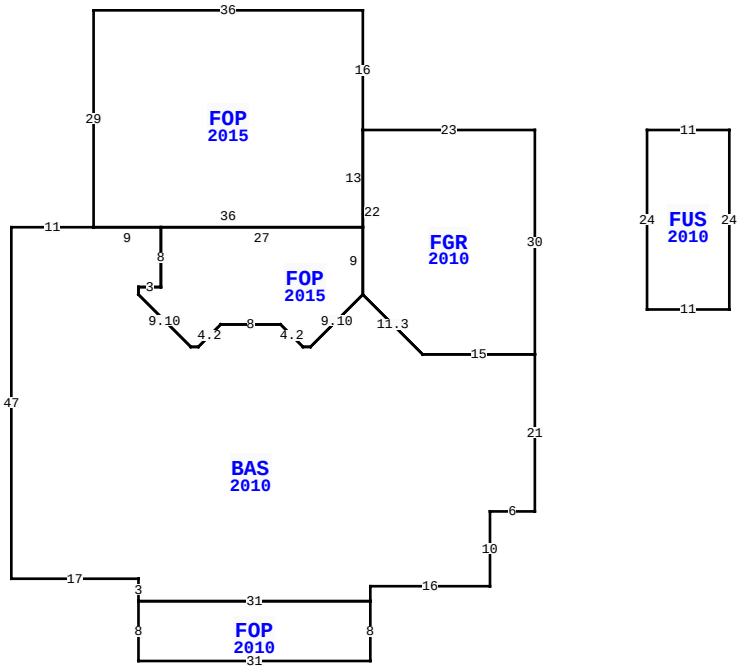
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	2,612	100	2010	2,612	352,025
FGR	658	55	2010	362	48,787
FOP	248	30	2010	74	9,973
FOP	374	30	2015	112	15,095
FOP	1,044	30	2015	313	42,184
FUS	264	100	2010	264	35,580
TOTALS	5,200			3,737	503,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,737	92.2590	153.15	572,322	2009	2009	0	0	0	12.00	88.00

1 SFR CUST 100% - 2024 Heated Area: 2876 HX Base Yr 2024



17382 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	04/19/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		561,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		221,520
TOTAL MARKET VALUE		615,004
SOH/AGL Deduction		0
ASSESSED VALUE		615,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		563,593
TOTAL JUST VALUE		783,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		888,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/870	7/31/2023	WD	U	I	11	100
GRANTOR: COGBURN LARRY D & BAR						
GRANTEE: WOLLITZ ANDREA M &						
2646/1452	5/24/2023	WD	U	I	11	100
GRANTOR: WOLLITZ ANDREA M & JU						
GRANTEE: COGBURN LARRY & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2010] W23 FOP=[YR=2015] N16 W36 S29 BAS=[YR=2010] W11 S47 E17 S3 FOP=[YR=2010] S8 E31 N8 W31$ E31 N2 E16 N10 E6 N21 W15 U8 L8 FOP=[YR=2015] N9 W27 S8 W3 S1 D7 R7 E1 U3 R3 E8 D3 R3 E1 U7 R7 $ D7 L7 W1 U3 L3 W8 D3 L3 W1 U7 L7 N1 E3 N8 W9$ E36 N13 $ S22 D8 R8 E15 N30$ PTR=E15 FUS=[YR=2010] E11 S24 W11 N24$ W15$.

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
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	48,620							
2	005600	A	TIMBER 3 N S	0		OR			6.70	AC		1.00	1.00	1.00	395.00	395.00	2,646							
3	006000	A	PASTURE - HA	0		OR			5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
4	005901	A	HARDWOOD SI	0		OR			1.60	AC		1.00	1.00	1.00	200.00	200.00	320							
5	009910	M	MARKET VALUE	0		OR			13.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	172,900							

REVIEW DATE 04/18/2024 BY DC Total Acres: 17.04 Total Land Value: 53,436 Market: 172,900 Agricultural: 4,816 Common: 48,620 PRINTED 07/09/2026 BY SYS

PARCELS 2-5 & 2-6
OR 2663/870 BEING PAR 3

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17382 PARADISE DRIVE
HILLIARD, FL 32046

2026

04-3N-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

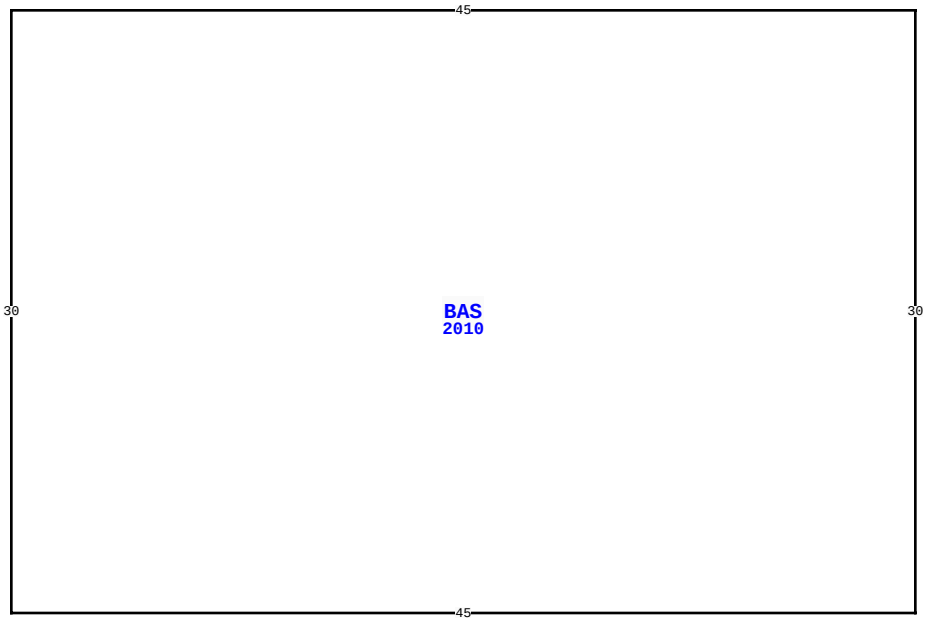
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	2010	1,350	19,649
TOTALS	1,350			1,350	19,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	47.8400	18.66	25,191	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 2024 Heated Area: 1350 HX Base Yr 2024



17382 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	04/19/2024 DC

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ASSESSED VALUE		615,004
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BASE TAXABLE VALUE		563,593
TOTAL JUST VALUE		783,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		888,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/870	7/31/2023	WD	U	I	11	100
GRANTOR: COGBURN LARRY D & BAR						
GRANTEE: WOLLITZ ANDREA M &						
2646/1452	5/24/2023	WD	U	I	11	100
GRANTOR: WOLLITZ ANDREA M & JU						
GRANTEE: COGBURN LARRY & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W45 S30 E45 N30$.

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

REVIEW DATE 04/18/2024 BY DC Total Acres: 17.04 Total Land Value: 53,436 Market: 172,900 Agricultural: 4,816 Common: 48,620 PRINTED 07/09/2026 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

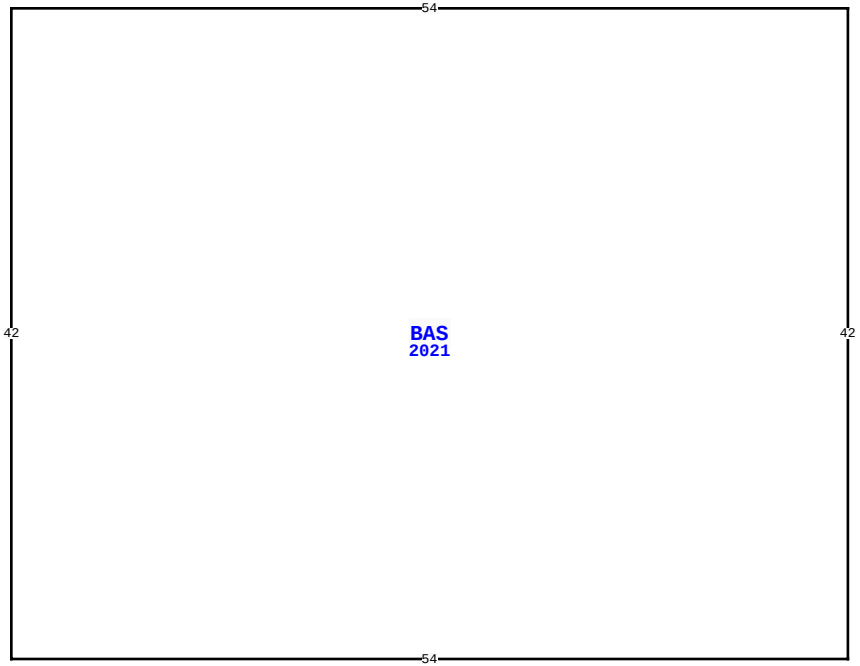
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2021	2,268	38,276
TOTALS	2,268			2,268	38,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,268	45.0800	17.58	39,871	2021	2021	0	0	0	4.00	96.00

3 GARAGE RES 100% - 2024 Heated Area: 2268 HX Base Yr 2024



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GRANTEE: WOLLITZ ANDREA M &						
2646/1452	5/24/2023	WD	U	I	11	100
GRANTOR: WOLLITZ ANDREA M & JU						
GRANTEE: COGBURN LARRY & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W54 S42 E54 N42$.

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

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