PT LOT 17 & ALL LOTS 15 & 16
IN OR 2637/1885
(EX S-1 OF LOTS 15 & 16)

37074 COSMOS TRAIL LLC
9310 OLD KINGS ROAD SOUTH SUIT
JACKSONVILLE, FL 32257

2026

15-3N-24-2320-0017-0010

BUILDING CHARACTERISTICS

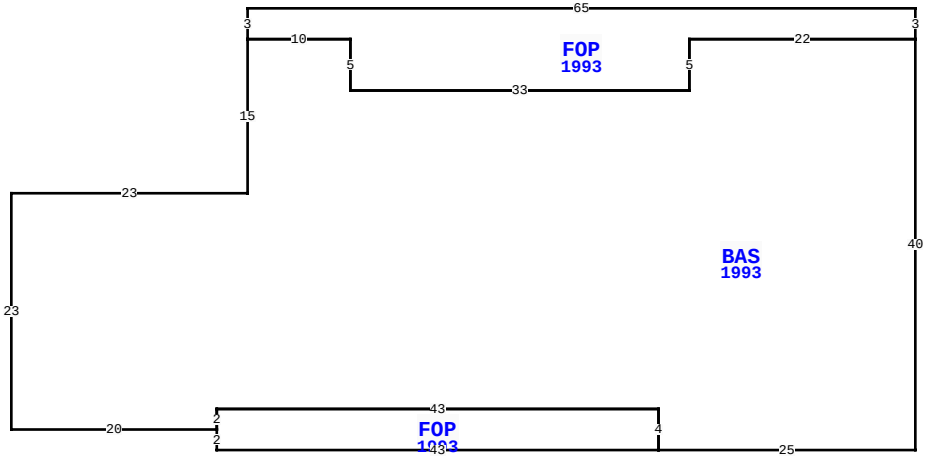
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,798	100	1993	2,798	3,063
FOP	172	30	1993	52	57
FOP	360	30	1993	108	118
TOTALS	3,330			2,958	3,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,958	104.2460	109.46	323,783	1954	1954	0	0	1	35.50	1.00

1 SINGLE FAM 0% - 2024 Heated Area: 2798 HX Base Yr



37074 COSMO TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	3,488
TOTAL MARKET OB/XF VALUE	1,780
TOTAL LAND VALUE - MARKET	2,087,000
TOTAL MARKET VALUE	2,092,268
SOH/AGL Deduction	1,616,827
ASSESSED VALUE	475,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,441
TOTAL JUST VALUE	2,092,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4245	H/AC	1,350	06/23/1992
8031	MH MOVE-ON	11,245	01/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1885	5/04/2023	WD	Q	I	01	450,000
GRANTOR: PICKETT JULIE W & SYL						
GRANTEE: 37074 COLLCSMOS TRA						
2473/1362	6/16/2021	SW	U	I	12	310,300
GRANTOR: RMAC TRUST						
GRANTEE: PICKETT JULIE W & S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W65 S3 BAS=[YR=1993] S15 W23 S23 E20
FOP=[YR=1993] S2 E43 N4 W43 S2$ N2 E43 S4 E25 N40 W22 S5 W33 N5 W10$ E10 S5 E33 N5 E22 N3$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 1,780

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	0		PUD			20.87	AC		1.00	1.00	1.00	100,000.00	100,000.00	2,087,000							

REVIEW DATE 03/25/2025 BY WWA Total Acres: 20.87 Total Land Value: 2,087,000 Market: 0 Agricultural: 0 Common: 2,087,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

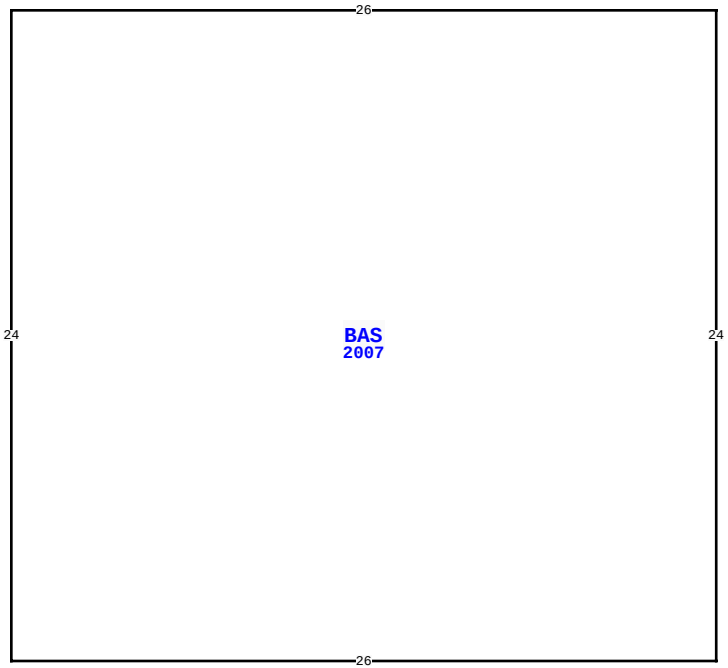
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2007	624	250
TOTALS	624			624	250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0150	01	624	71.5000	40.04	24,985	1970	1970	0	0	1	21.00	1.00

2 ACCESORY U 0% - 2024 Heated Area: 624 HX Base Yr



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2473/1362	6/16/2021	SW	U	I	12	310,300
GRANTOR: RMAC TRUST						
GRANTEE: PICKETT JULIE W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 S24 E26 N24$.

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 03/25/2025 BY WWA Total Acres: 20.87 Total Land Value: 2,087,000 Market: 0 Agricultural: 0 Common: 2,087,000 PRINTED 07/09/2026 BY SYS