LOTS 20 & 21
IN OR 2122/1437
(EX R/W OR 490/460 & EX UTIL

CORNWALL DAWN/CORNWALL CHARLES
27769 GOODWIN RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

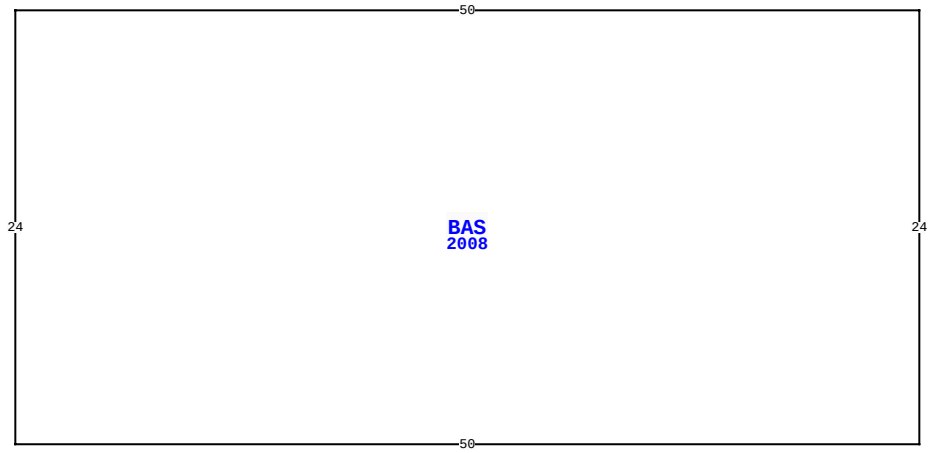
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	104,560
TOTALS	1,200		1,200	104,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	104.9400	94.71	113,652	2005	2005	0	0	0	8.00	92.00

1 SINGLE FAM – 50% - 2018 Heated Area: 1200 HX Base Yr 2018



27769 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,560
TOTAL MARKET OB/XF VALUE		94,461
TOTAL LAND VALUE - MARKET		256,200
TOTAL MARKET VALUE		455,221
SOH/AGL Deduction		198,665
ASSESSED VALUE		256,556
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		206,556
TOTAL JUST VALUE		455,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20980	POWER POLE FOR PO	0	07/01/2008
B007065	GARAGE	30,000	04/01/2000
3660	N/A	300	08/14/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1437	5/23/2017	WD	Q	I	01	287,500
GRANTOR: HARRELL STEPHEN G						
GRANTEE: CORNWALL DAWN & CHA						
1846/0626	3/20/2013	QC	U	I	11	100
GRANTOR: HARRELL SHERRY B						
GRANTEE: HARRELL STEPHEN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W50 S24 E50 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
1	0937	WELL	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	0936	SEPTC TANK	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
6	0937	WELL	0	50	0	0	4.00	UT	6,000.00	6,000.00	100	2017	2017	3	100	24,000	
7	0936	SEPTC TANK	0	50	0	0	2.00	UT	6,000.00	6,000.00	100	2017	2017	3	100	12,000	
8	0300	BOAT DCK W	0	50	25	14	350.00	SF	40.00	40.00	100	2017	2017	3	87	12,180	
9	0681	POLE SHED	0	50	24	16	384.00	SF	15.00	15.00	100	2017	2017	3	87	5,011	
10	0681	POLE SHED	0	50	24	12	288.00	SF	15.00	15.00	100	2017	2017	3	87	3,758	
11	0510	GARAGE WD-	0	50	26	20	520.00	SF	35.00	35.00	100	2018	2018	3	90	16,380	
12	0681	POLE SHED	0	50	26	10	260.00	SF	15.00	15.00	100	2018	2018	3	90	3,510	
13	0681	POLE SHED	0	50	26	10	260.00	SF	15.00	15.00	100	2018	2018	3	90	3,510	

TOTAL OB/XF 92,349

LAND DESCRIPTION

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	000115	C	SFR ACRES	50	0005	OR	0.00	0.00	18.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	256,200							

REVIEW DATE 10/26/2018 BY TWA Total Acres: 18.30 Total Land Value: 256,200 Market: 0 Agricultural: 0 Common: 256,200 PRINTED 08/02/2023 BY SYS

LOTS 20 & 21
IN OR 2122/1437
(EX R/W OR 490/460 & EX UTIL

CORNWALL DAWN/CORNWALL CHARLES
27769 GOODWIN RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,560
TOTAL MARKET OB/XF VALUE		94,461
TOTAL LAND VALUE - MARKET		256,200
TOTAL MARKET VALUE		455,221
SOH/AGL Deduction		198,665
ASSESSED VALUE		256,556
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		206,556
TOTAL JUST VALUE		455,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/1437	5/23/2017	WD	Q	I	01	287,500
GRANTOR: HARRELL STEPHEN G						
GRANTEE: CORNWALL DAWN & CHA						
1846/0626	3/20/2013	QC	U	I	11	100
GRANTOR: HARRELL SHERRY B						
GRANTEE: HARRELL STEPHEN G						

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
14	0810	CONCRETE A	0	50	0	0	335.00	SF	6.50	6.50	100	2017	2017	3	97	2,112	

LAND DESCRIPTION

TOTAL OB/XF 2,112

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 10/26/2018 BY TWA Total Acres: 18.30 Total Land Value: 256,200 Market: 0 Agricultural: 0 Common: 256,200 PRINTED 08/02/2023 BY SYS