LOT 23 LYING W OF GOODWIN RD
CORNWALL SURVEY SEC 14-3N-23E
PBK O/31

MERCER ROBERT EARL
27603 GOODWIN RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

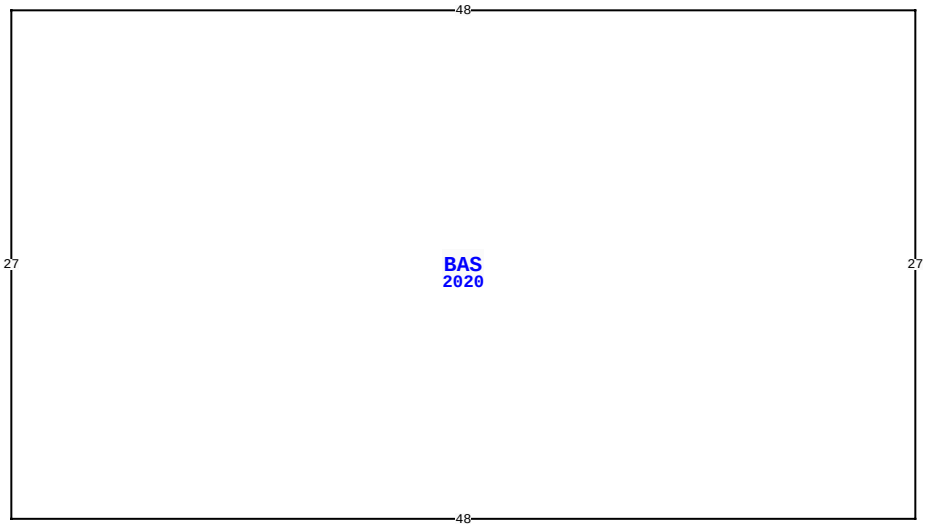
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	102,419
TOTALS	1,296		1,296	102,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	115.2000	80.64	104,509	2020	2020	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2021 Heated Area: 1296 HX Base Yr 2021



27603 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,419
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		182,000
TOTAL MARKET VALUE		138,179
SOH/AGL Deduction		52,532
ASSESSED VALUE		85,647
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		30,647
TOTAL JUST VALUE		284,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007375	PRE-BUILT SHED	13,910	08/18/2020
20003009	MH MOVE-ON	0	04/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/1338	11/08/2019	WD	Q	V	02	63,000
GRANTOR: SUTTON BARBARA A & HE						
GRANTEE: MERCER ROBERT EARL						
2080/1934	10/28/2016	WD	Q	V	01	40,500
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: SUTTON BARBARA A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S27 E48 N27$.

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	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	720.00	720.00	5,760							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 10/19/2020 BY TW Total Acres: 9.00 Total Land Value: 35,760 Market: 152,000 Agricultural: 5,760 Common: 30,000 PRINTED 08/02/2023 BY SYS