IN OR 2344/366
CORNWALL SURVEY SEC 14-3N-23E
PBK O/31

HODGES CASEY R
27500 GOODWIN RD
HILIARD, FL 32046

2023

14-3N-23-2020-0025-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

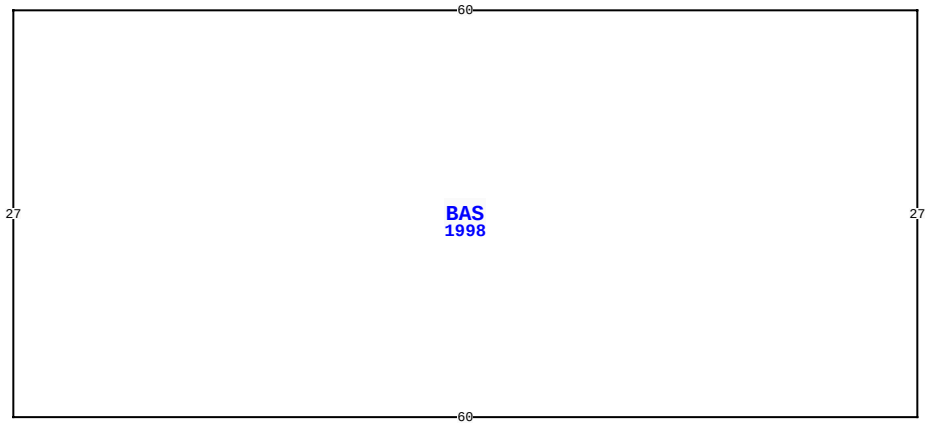
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	82,721
TOTALS	1,620		1,620	82,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.0800	94.56	153,187	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



27500 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	82,721
TOTAL MARKET OB/XF VALUE	10,197
TOTAL LAND VALUE - MARKET	56,880
TOTAL MARKET VALUE	149,798
SOH/AGL Deduction	19,804
ASSESSED VALUE	129,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,994
TOTAL JUST VALUE	149,798
NCON VALUE	5,645
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996566	ADDITION	5,128	11/01/1999
MH98	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/0366	2/11/2020	WD	U	I	37	35,000
GRANTOR: DUNCAN ROBERT M JR						
GRANTEE: HODGES CASEY R						
2284/1925	6/13/2019	FJ	U	I	11	0
GRANTOR: DUNCAN ROBERT EST						
GRANTEE: DUNCAN ROBERT M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 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
1	0752	USP	0	100	18	12	216.00	SF	15.00	15.00	100	1999	1999	3	28	907	
2	1242	WD DECK A	0	0	40	11	440.00	SF	10.00	10.00	100	2000	2000	3	20	880	
4	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	2006	2006	3	48	2,765	
5	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	2021	2021	3	98	5,645	

LAND DESCRIPTION

TOTAL OB/XF 10,197

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	000102	C	SFR/MH	0	0005		0.00	0.00	2.37	AC		1.00	1.00	0.80	30,000.00	24,000.00	56,880							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.37 Total Land Value: 56,880 Market: 0 Agricultural: 0 Common: 56,880 PRINTED 08/02/2023 BY SYS