LOT 26 IN OR 501/310 (EX R/W)
CORNWALL SURVEY SEC 14-3N-23E
PBK 0/31

NIGHBERT NEIL N
64 FLEA HILL LANE
KINGSLAND, GA 31548

2023

14-3N-23-2020-0026-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

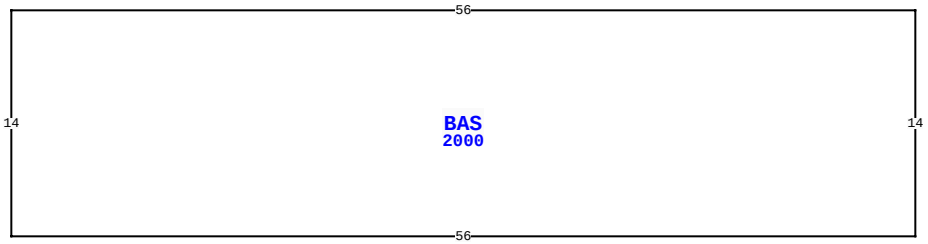
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	17,598
TOTALS	784		784	17,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	115.1000	74.82	58,659	1984	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



27430 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,598
TOTAL MARKET OB/XF VALUE	7,918
TOTAL LAND VALUE - MARKET	212,000
TOTAL MARKET VALUE	91,276
SOH/AGL Deduction	23,004
ASSESSED VALUE	68,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,272
TOTAL JUST VALUE	237,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982505	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0501/0310	10/01/1986	WD	Q	V		20,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S14 E56 N14 $.

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	
2	0752	USP	0	100	20	10	200.00	SF	15.00	15.00	100	2002	2002	3	32	960	
3	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2002	2002	3	32	4,480	
4	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2002	2002	3	83	2,158	

LAND DESCRIPTION

TOTAL OB/XF 7,918

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
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 04/17/2020 BY TWA Total Acres: 10.00 Total Land Value: 65,760 Market: 152,000 Agricultural: 5,760 Common: 60,000 PRINTED 08/02/2023 BY SYS