PT OF LOT 28 IN OR 1981/1665
CORNWALL SURVEY 14-3N-23E
PBK 0/31

STREET MATTHEW
27267 GOODWIN RD
HILLIARD, FL 32046

**2023**

**14-3N-23-2020-0028-0000**

## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

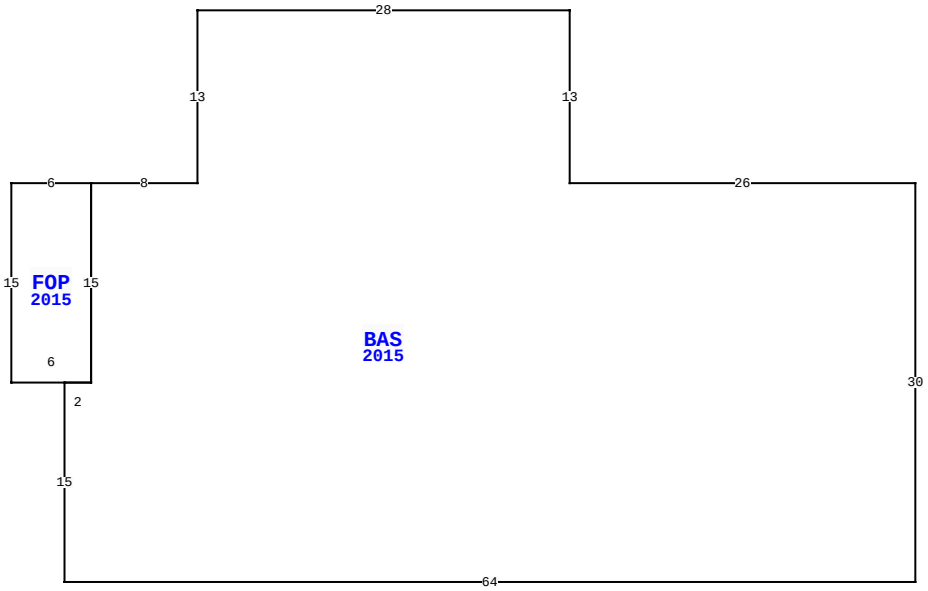
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,254 | 100 | 2,254 | 156,644 |
| FOP | 90 | 30 | 27 | 1,877 |
| TOTALS | 2,344 | | 2,281 | 158,521 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,281 | 116.8000 | 81.76 | 186,495 | 2015 | 2015 | 0 | 0 | 0 | 15.00 | 85.00 |

1 M/H 94+ – 100% - 2016 Heated Area: 2254 HX Base Yr 2016




27267 GOODWIN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 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 | | 158,521 |
| TOTAL MARKET OB/XF VALUE | | 105,781 |
| TOTAL LAND VALUE - MARKET | | 123,690 |
| TOTAL MARKET VALUE | | 387,992 |
| SOH/AGL Deduction | | 214,868 |
| ASSESSED VALUE | | 173,124 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 123,124 |
| TOTAL JUST VALUE | | 387,992 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,256 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH155662 | CO ISSUED | 0 | 09/14/2015 |
| MH155662 | MH MOVE-ON | 0 | 07/31/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1981/1665 | 5/14/2015 | WD | Q | V | 01 | 36,000 |

GRANTOR: CCRC WOODLANDS LTD ET

GRANTEE: STREET MATTHEW

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W26 N13 W28 S13 W8 FOP=[YR=2015] W6 S15 E6 N15$ S15 W2 S15 E64 N30$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2015 | 2015 | 3 | 97 | 3,395 | |
| 2 | 0753 | UEP | 0 | 100 | 64 | 10 | 640.00 | SF | 44.00 | 44.00 | 100 | 2016 | 2016 | 3 | 84 | 23,654 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 50 | 40 | 2,000.00 | SF | 45.00 | 45.00 | 100 | 2016 | 2016 | 3 | 84 | 75,600 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 18 | 10 | 180.00 | SF | 20.00 | 20.00 | 100 | 2017 | 2017 | 3 | 87 | 3,132 | |

## LAND DESCRIPTION

TOTAL OB/XF 105,781

| 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 | 100 | | | 0.00 | 0.00 | 6.51 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 123,690 | | | | | | | |

REVIEW DATE 04/17/2020 BY TWA Total Acres: 6.51 Total Land Value: 123,690 Market: 0 Agricultural: 0 Common: 123,690 PRINTED 08/02/2023 BY SYS