PT LOT 29 IN OR 2276/1821
CORNWALL SURVEY SEC 14-3N-23E
PBK O/31

FAIR BRADLEY ADAM/JOHNSON BRIANNE DAWN
27201 GOODWIN RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

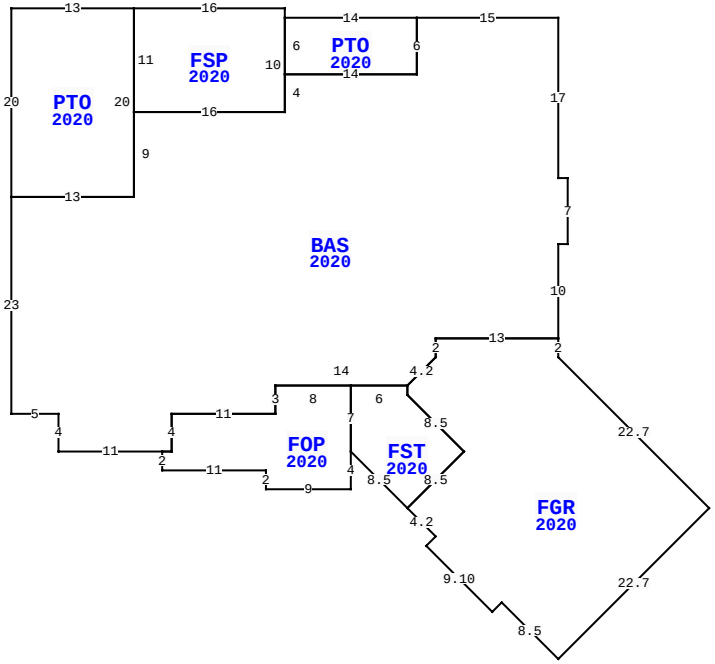
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,841	100	1,841	240,039
FGR	640	55	352	45,895
FOP	158	30	47	6,128
FSP	176	40	70	9,127
FST	96	55	53	6,910
PTO	84	5	4	521
PTO	260	5	13	1,695
TOTALS	3,255		2,380	310,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,380	110.3480	131.04	311,875	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1841 HX Base Yr 2021



27201 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,316
TOTAL MARKET OB/XF VALUE		4,839
TOTAL LAND VALUE - MARKET		119,700
TOTAL MARKET VALUE		434,855
SOH/AGL Deduction		183,076
ASSESSED VALUE		251,779
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,779
TOTAL JUST VALUE		434,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003606	CO ISSUED	0	04/28/2020
19007737	NEW CONSTR	273,407	07/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1821	5/23/2019	QC	U	V	11	132,000
GRANTOR: FAIR BRADLEY ADAM						
GRANTEE: FAIR BRADLEY ADAM &						
1967/1786	2/18/2015	WD	Q	V	02	36,900
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: FAIR BRADLEY ADAM						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	100	2020	2020	3	99	4,839	

BUILDING DIMENSIONS

FGR=[YR=2020] U16 L16 N2 BAS=[YR=2020] N10 E1 N7 W1 N17 W15 PTO=[YR=2020] W14 FSP=[YR=2020] N1 W16 PTO=[YR=2020] W13 S20E13 N20$ S11 E16 N10$ S6 E14 N6$ S6 W14 S4 W16 S9 W13 S23 E5 S4 E11 FOP=[YR=2020] S2 E11 S2 E9N4 FST=[YR=2020] D6 R6 U6 R6 U6 L6 N1 W6 S7$ N7 W8 S3 W11 S4 W1$ E1 N4 E11 N3 E14 U3 R3 N2 E13$ W13 S2 D3 L3 S1 D6 R6 D6 L6 D3 R3 D1 L1 D7 R7 U1 R1 D6 R6 U16 R16 $.

LAND DESCRIPTION

TOTAL OB/XF 4,839

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	6.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	119,700							

REVIEW DATE 06/24/2020 BY TW Total Acres: 6.30 Total Land Value: 119,700 Market: 0 Agricultural: 0 Common: 119,700 PRINTED 08/02/2023 BY SYS