PT LOT 31 IN OR 1962/1036
CORNWALL SURVEY SEC 14-3N-23E
PBK 0/31

2023

14-3N-23-2020-0031-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

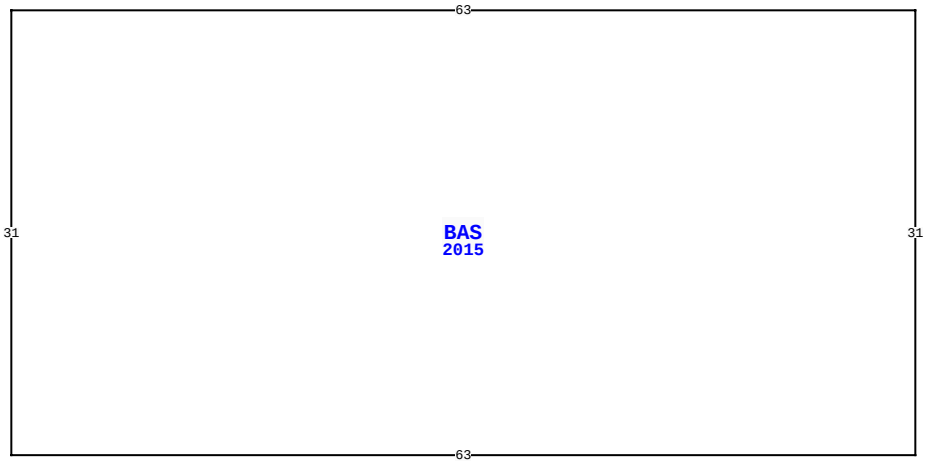
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	162,868
TOTALS	1,953		1,953	162,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,953	140.1600	98.11	191,609	2015	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2017 Heated Area: 1953 HX Base Yr 2017



27071 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		162,868
TOTAL MARKET OB/XF VALUE		19,894
TOTAL LAND VALUE - MARKET		95,570
TOTAL MARKET VALUE		278,332
SOH/AGL Deduction		113,832
ASSESSED VALUE		164,500
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		109,500
TOTAL JUST VALUE		278,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531571	GARAGE	0	12/30/2015
MH155676	CO ISSUED	0	11/10/2015
MH155676	MH MOVE-ON	0	09/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W63 S31 E63 N31$.

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	0753	UEP	0	100	18	10	180.00	SF	22.00	22.00	100	2015	2015	3	81	3,208	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2015	2015	3	81	11,340	
3	0753	UEP	0	100	30	10	300.00	SF	22.00	22.00	100	2015	2015	3	81	5,346	

LAND DESCRIPTION

TOTAL OB/XF 19,894

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	5.03	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,570							

REVIEW DATE 10/15/2020 BY TWA Total Acres: 5.03 Total Land Value: 95,570 Market: 0 Agricultural: 0 Common: 95,570 PRINTED 08/02/2023 BY SYS