

LOTS 33 34 35 &
PT OF LOTS 30 31 & 32
LYING E'LY OF GOODWIN RD

HARPER CHRISTOPHER
27014 GOODWIN RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0031-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	12	CEDAR 100	0900	01	1,771	104.6700	124.30	220,135	2016	2016		0		0	3.00	97.00	VALUATION BY															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017										Heated Area: 1680										HX Base Yr 2017									
Roof Cover	03	COMP SHNGL 100	16 8 8 16 40 30 30 17 22 8 22 FOP 2016 BAS 2016 FOP 2016										Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 70											BUILDING MARKET VALUE										233,894									
Interior Wall	06	CUST PANEL 30											TOTAL MARKET OB/XF VALUE										1,960									
Interior Floo	08	SHT VINYL 100											TOTAL LAND VALUE - MARKET										238,660									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										290,351									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										79,876									
Bedrooms		4 100											ASSESSED VALUE										210,475									
Bathrooms		2 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										160,475									
Stories	0	0 100											TOTAL JUST VALUE										474,514									
Units	0	0 100	NCON VALUE										0																			
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										251,391																			

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