BLOCK 151 LOTS 18 THRU 24
IN OR 2083/118
TOWN OF HILLIARD

GOODWIN SANDRA L/E/
27114 WEST 2ND AVENUE
HILLIARD, FL 32046

2024

08-3N-24-2380-0151-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

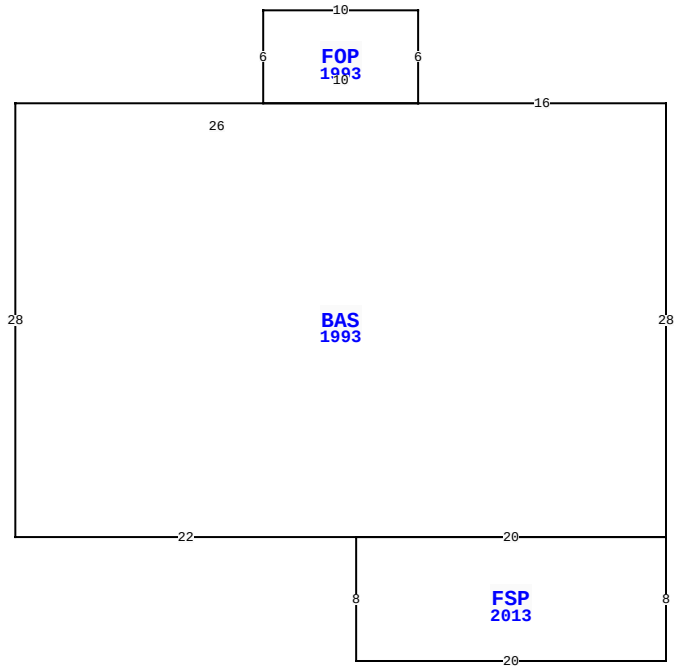
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	54,608
FOP	60	30	18	836
FSP	160	40	64	2,972
TOTALS	1,396		1,258	58,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,258	97.7600	92.87	116,830	1963	1963	0	0	50	33.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1176 HX Base Yr



27114 W SECOND AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,415
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	110,915
SOH/AGL Deduction	8,724
ASSESSED VALUE	102,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,191
TOTAL JUST VALUE	110,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0118	11/10/2016	LE	U	I	11	100
GRANTOR: GOODWIN SANDRA						
GRANTEE: ISHAM ROBERT J & AL						
2039/0205	3/25/2016	WD	U	I	30	20,000
GRANTOR: CHASE NOVADINE L ET A						
GRANTEE: GOODWIN SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N6 W10 S6 E10$ W26 S28 E22
FSP=[YR=2013] S8 E20 N8 W20$ E20 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	0	0006	R-2	175.00	125.00	175.00	FF		1.00	1.00	1.00	300.00	300.00	52,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS