PT LOT 26 LYING W OF GOODWIN RD
SEC 14-3N-23E IN OR 2666/362
CORNWALL SURVEY PBK O/31

JONES JAMES R & AMANDA L
95274 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

14-3N-23-2020-0026-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	140,980
TOTAL MARKET VALUE	140,980
SOH/AGL Deduction	0
ASSESSED VALUE	140,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,980
TOTAL JUST VALUE	140,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2680/678	9/07/2023	WD	U	V	11	100
GRANTOR: NIGHBERT NEIL N						
GRANTEE: JONES JAMES R & AMA						
2666/362	9/07/2023	WD	Q	V	01	140,000
GRANTOR: NIGHBERT NEIL N						
GRANTEE: JONES JAMES R & AMA						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0		OR			7.42	AC		1.00	1.00	1.00	19,000.00	19,000.00	140,980							

REVIEW DATE 10/23/2023 BY WWA Total Acres: 7.42 Total Land Value: 140,980 Market: 0 Agricultural: 0 Common: 140,980 PRINTED 08/06/2024 BY SYS