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

HARPER CHRISTOPHER
27014 GOODWIN RD
HILLIARD, FL 32046

2024

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

BUILDING CHARACTERISTICS

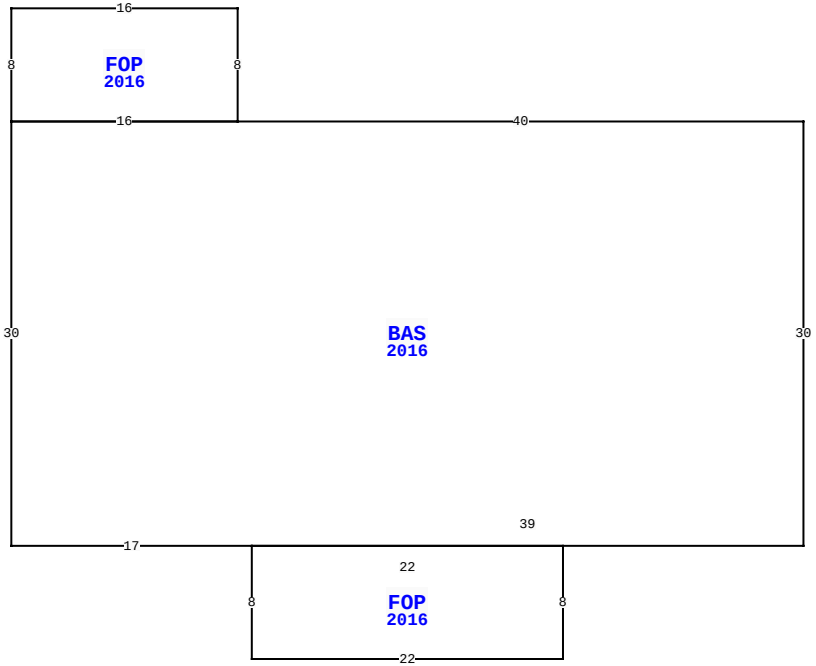
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	212,118
FOP	128	30	38	4,798
FOP	176	30	53	6,692
TOTALS	1,984		1,771	223,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,771	104.6700	130.84	231,718	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 1680 HX Base Yr 2017



27014 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,764
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		238,660
TOTAL MARKET VALUE		300,391
SOH/AGL Deduction		84,072
ASSESSED VALUE		216,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,319
TOTAL JUST VALUE		484,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005559	GARAGE	47,527	06/25/2020
B1631751	CO ISSUED	0	05/25/2016
B1631751	NEW CONSTR	196,037	02/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2023/0711	1/13/2016	WD	Q	V	01	56,900
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: HARPER CHRISTOPHER						
2023/0699	1/13/2016	WD	Q	V	01	108,800
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: HARPER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 FOP=[YR=2016] N8 W16 S8 E16$ W16 S30 E17
FOP=[YR=2016] S8 E22 N8 W22$ E39 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	37.95	AC		1.00	1.00	1.00	555.00	555.00	21,062							
4	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	42.95	AC		1.00	1.00	0.60	8,000.00	4,800.00	206,160							

REVIEW DATE 10/19/2020 BY TW Total Acres: 44.95 Total Land Value: 54,687 Market: 206,160 Agricultural: 22,187 Common: 32,500 PRINTED 08/06/2024 BY SYS

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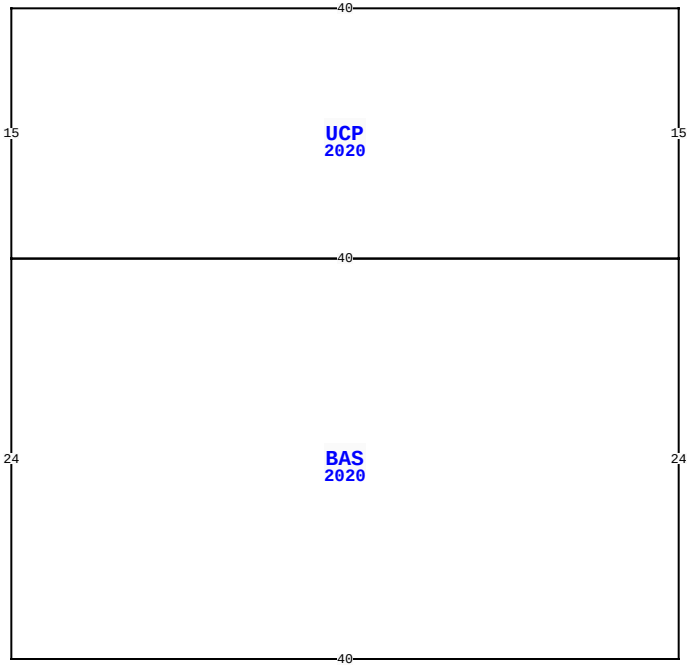
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	17,916
UCP	600	20	120	2,240
TOTALS	1,560		1,080	20,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	54.9769	19.24	20,779	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2017 Heated Area: 960 HX Base Yr 2017



27014 GOODWIN RD, HILLIARD

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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

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BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W40 S15 BAS=[YR=2020] S24 E40 N24 W40$ E40 N15$.

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

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