LOT 36 & PT OF LOT 29
LYING E OF GOODWIN RD
IN OR 2147/1028

YGLESIA GILBERT BLANCO III
27238 GOODWIN RD
HILLIARD, FL 32046

2024

14-3N-23-2020-0036-0000

BUILDING CHARACTERISTICS

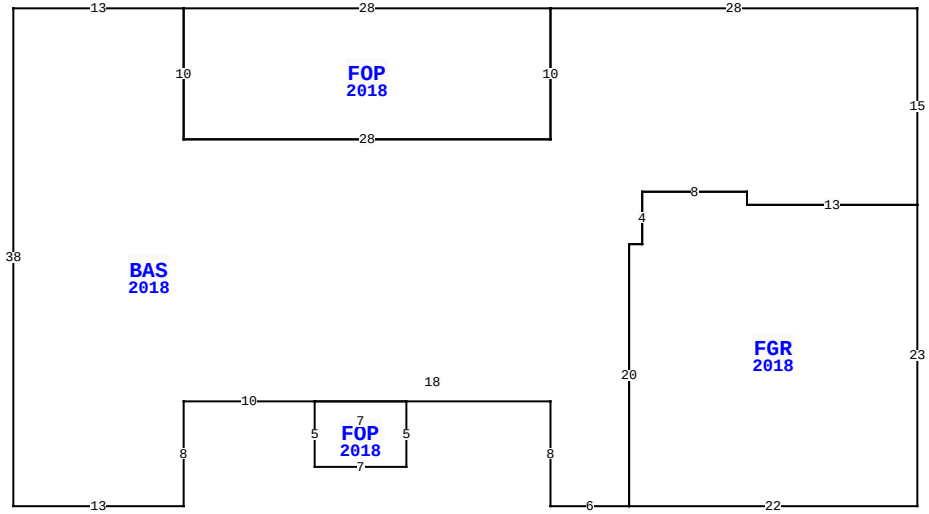
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	1,607	227,252
FGR	511	55	281	39,737
FOP	35	30	10	1,414
FOP	280	30	84	11,879
TOTALS	2,433		1,982	280,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,982	115.4440	144.30	286,003	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1607 HX Base Yr 2019



27238 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	280,283
TOTAL MARKET OB/XF VALUE	5,009
TOTAL LAND VALUE - MARKET	212,400
TOTAL MARKET VALUE	497,692
SOH/AGL Deduction	197,728
ASSESSED VALUE	299,964
TOTAL EXEMPTION VALUE	VX HX HB 55,000
BASE TAXABLE VALUE	244,964
TOTAL JUST VALUE	497,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009497	CO ISSUED	0	09/18/2018
18001139	NEW CONSTR	218,404	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1028	9/22/2017	WD	Q	V	01	52,800

GRANTOR: CCRC WOODLAND LTD ET

GRANTEE: YGLESIAGILBERT BLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W28 FOP=[YR=2018] W28 S10 E28 N10$ S10 W28 N10 W13 S38 E13 N8 E10 FOP=[YR=2018] S5 E7 N5 W7 $ E18 S8 E6 FGR=[YR=2018] E22 N23 W13 N1 W8 S4 W1 S20$ N20 E1 N4 E8 S1 E13 N15$.

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	0812	CONCRETE C	0	100	0	0	1,291.00	SF	4.00	4.00	100	2018	2018	3	97	5,009	

TOTAL OB/XF 5,009

LAND DESCRIPTION

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	000115	C	SFR ACRES	100		OR	0.00	0.00	14.16	AC		1.00	1.00	1.00	15,000.00	15,000.00	212,400							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 14.16 Total Land Value: 212,400 Market: 0 Agricultural: 0 Common: 212,400 PRINTED 08/06/2024 BY SYS