IN OR 259 PG 330
EX R/W IN OR 621/839

GODWIN ROBERT L & KATHY LEE
48118 GODWIN PLACE
HILLIARD, FL 32046

2024

20-4N-25-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

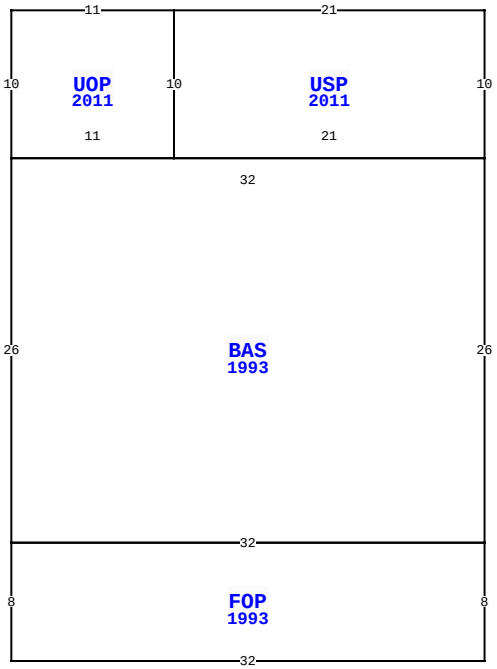
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	64,396
FOP	256	30	77	5,960
UOP	110	20	22	1,703
USP	210	30	63	4,877
TOTALS	1,408		994	76,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	994	99.3600	94.39	93,824	1979	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1981 Heated Area: 832 HX Base Yr 1981



48118 GODWIN PL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		76,936
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,580
TOTAL MARKET VALUE		145,516
SOH/AGL Deduction		84,904
ASSESSED VALUE		60,612
TOTAL EXEMPTION VALUE	HX HB	35,612
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1	7/09/2024	QC	U	I	11	100
GRANTOR: GODWIN ROBERT L & KAT						
GRANTEE: GODWIN ROBERT L & K						
0259/0330	2/01/1978	WD	U	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W21 UOP=[YR=2011] W11 S10 BAS=[YR=1993] S26
FOP=[YR=1993] S8 E32N8 W32$ E32 N26W32$ E11 N10$ S10 E21 N10$
.

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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.81	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,580							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.81 Total Land Value: 68,580 Market: 0 Agricultural: 0 Common: 68,580 PRINTED 08/06/2024 BY SYS