PT OF S1/2 OF NW1/4
IN OR 1374/1704
2005 SPRI DWMH

GODWIN JACOB G & GAIL R
18125 DOVER LANE
HILLIARD, FL 32046

2024

23-4N-23-0000-0012-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

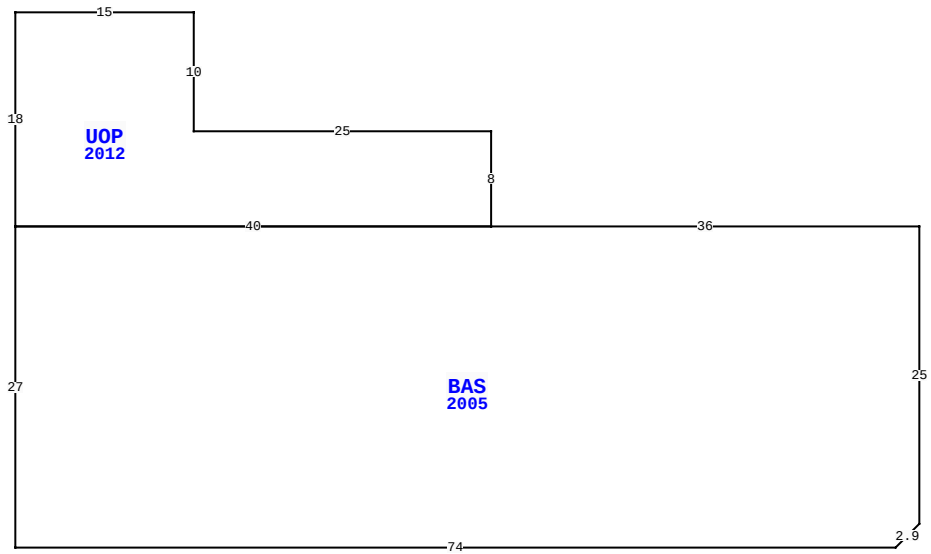
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2,050	103,837
UOP	470	25	118	5,977
TOTALS	2,520		2,168	109,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,168	120.6000	90.45	196,096	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2006 Heated Area: 2050 HX Base Yr 2006



18125 DOVER LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,814
TOTAL MARKET OB/XF VALUE		10,143
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		149,957
SOH/AGL Deduction		63,753
ASSESSED VALUE		86,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,204
TOTAL JUST VALUE		149,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054580	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1685	3/01/2021	QC	U	I	11	100
GRANTOR: YOUNG ROBERT S						
GRANTEE: GODWIN JACOB GLENN						
1374/1704	12/19/2005	WD	U	I	07	100
GRANTOR: YOUNG ROBERT S & GLOR						
GRANTEE: GODWIN JACOB G & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W36 W40 S27 E74 U2R2 N25 $
UOP=[YR=2012;ORIG=-76,0] N18 E15 S10 E25 S8 W40 $
.

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	0510	GARAGE WD-	0	100	41	24	984.00	SF	35.00	35.00	100	1980	1980	3	20	6,888	
2	0810	CONCRETE A	0	100	24	12	288.00	SF	6.50	6.50	100	1980	1980	3	32.5	608	
3	0350	CARPORT WD	0	100	32	15	480.00	SF	13.00	13.00	100	1980	1980	3	20	1,248	
4	0811	CONCRETE B	0	100	46	18	828.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,399	

LAND DESCRIPTION

TOTAL OB/XF 10,143

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/04/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS