PT S1/2 OF SW1/4
IN OR 2304/340
(EX PT IN OR 2601/1140)

GOODWIN NORMAN B
2780 JANE LANE
HILLIARD, FL 32046

**2024**

**27-2N-23-0000-0007-0130**

## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 04 | Quality Level 04 |

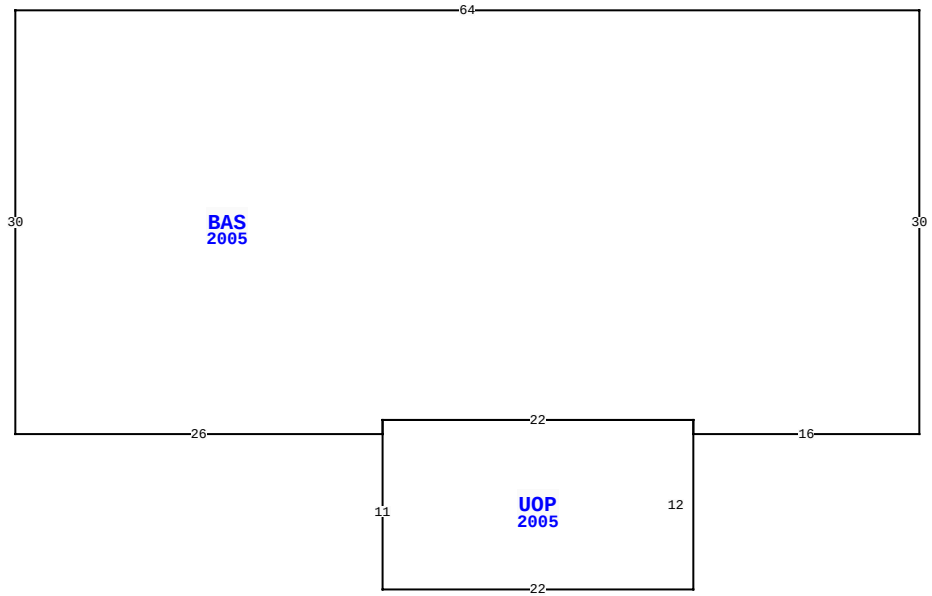
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,898 | 100 | 1,898 | 103,834 |
| UOP | 264 | 25 | 66 | 3,610 |
| TOTALS | 2,162 | | 1,964 | 107,445 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,964 | 135.0800 | 101.31 | 198,973 | 2004 | 2004 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2006 Heated Area: 1898 HX Base Yr 2006




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

2780 JANE LN, HILLIARD

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 107,445 |
| TOTAL MARKET OB/XF VALUE | | 37,221 |
| TOTAL LAND VALUE - MARKET | | 84,300 |
| TOTAL MARKET VALUE | | 228,966 |
| SOH/AGL Deduction | | 94,332 |
| ASSESSED VALUE | | 134,634 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 84,634 |
| TOTAL JUST VALUE | | 228,966 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,955 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0311099 | NEW CONSTR | 0 | 01/04/2003 |
| B941461 | NEW CONSTR | 608,000,000 | 12/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2304/0340 | 2/27/2019 | QC | U | I | 11 | 100 |
| GRANTOR: GOODWIN SANDRA B | | | | | | |
| GRANTEE: GOODWIN NORMAN B | | | | | | |
| 1174/1396 | 9/24/2003 | WD | U | I | 07 | 100 |
| GRANTOR: FRAME TAMMY A THOMAS | | | | | | |
| GRANTEE: GOODWIN SANDRA & NO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W64 S30 E26 UOP=[YR=2005] S11 E22 N12 W22 S1 $ N1 E22 S1 E16 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 60 | 2,100 | |
| 2 | 0511 | GARAGE CB- | 0 | 100 | 26 | 24 | 624.00 | SF | 40.00 | 40.00 | 100 | 1994 | 1994 | 3 | 68 | 16,973 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 24 | 8 | 192.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 21 | 403 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 26 | 8 | 288.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 36 | 1,555 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 60 | 4 | 240.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 84 | 1,310 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 20 | 400.00 | SF | 30.00 | 30.00 | 100 | 2021 | 2021 | 3 | 93 | 11,160 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 93 | 3,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 37,221

| 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 | 2.81 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 84,300 | | | | | | | |

REVIEW DATE 12/01/2022 BY WWX Total Acres: 2.81 Total Land Value: 84,300 Market: 0 Agricultural: 0 Common: 84,300 PRINTED 08/06/2024 BY SYS