BLK 53 LOT 1 & E 50FT OF LOT 2
IN OR 975/50
TOWN OF HILLIARD PBK 1/28

GOODWIN HAROLD C JR
3766 RAILROAD ST
HILLIARD, FL 32046

2025

08-3N-24-2380-0053-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

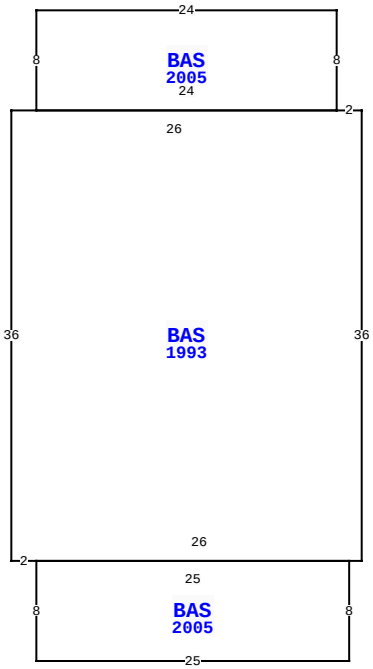
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	90,522
BAS	192	100	2005	192	17,243
BAS	200	100	2005	200	17,961
TOTALS	1,400			1,400	125,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	114.4000	114.40	160,160	1954	1967	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1400 HX Base Yr 2014



3766 RAILROAD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,726
TOTAL MARKET OB/XF VALUE		113
TOTAL LAND VALUE - MARKET		78,645
TOTAL MARKET VALUE		204,484
SOH/AGL Deduction		88,197
ASSESSED VALUE		116,287
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,565
TOTAL JUST VALUE		204,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0975/0050	3/12/2001	WD	U	I	07	100
GRANTOR: CONNER DANIEL E						
GRANTEE: GOODWIN HAROLD C JR						
0969/0102	2/01/2001	WD	Q	I		74,000
GRANTOR: CONNER DANIEL E						
GRANTEE: GOODWIN HAROLD C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=2005] N8 W24 S8 E24$ W26 S36 E2
BAS=[YR=2005] S8 E25 N8 W25$ E26 N36$.

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	1242	WD DECK A	0	100	7	6	42.00	SF	10.00	10.00	100	2007	2007	3	27	113	

LAND DESCRIPTION

TOTAL OB/XF 113

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	000100	C	RES	100	0006	R-2	210.00	260.00	210.00	FF	4	1.07	1.00	1.07	350.00	374.50	78,645							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 78,645 Market: 0 Agricultural: 0 Common: 78,645 PRINTED 07/30/2025 BY SYS