BLOCK 159 LOTS 16 TO 19 &
PT CL ALLEY IN OR 2712/1610
TOWN OF HILLIARD

GOODWIN KATHERINE R/GOODWIN HAROLD A
87626 ROSES BLUFF RD
YULEE, FL 32097

2025

08-3N-24-2380-0159-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

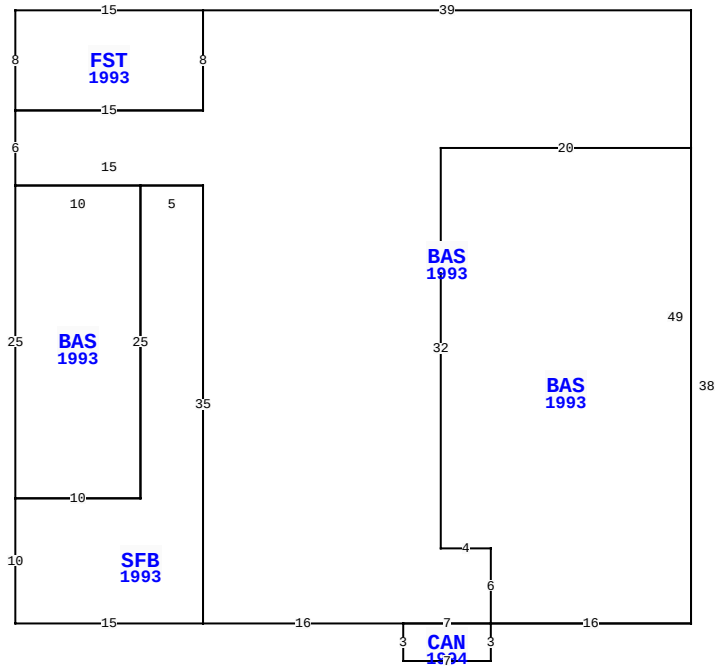
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	250	100	1993	250	13,527
BAS	736	100	1993	736	39,822
BAS	2,001	100	1993	2,001	108,264
CAN	21	30	1994	6	325
FST	120	50	1993	60	3,247
SFB	275	80	1993	220	11,903
TOTALS	3,403			3,273	177,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	3,273	77.5694	108.21	354,171	1944	1970	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 3207 HX Base Yr



27450 W FIRST AVE, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,086
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,163
TOTAL MARKET VALUE	218,249
SOH/AGL Deduction	33,417
ASSESSED VALUE	184,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,832
TOTAL JUST VALUE	218,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9302018	REPAIR/RRF	200	02/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2134/1361	6/28/2017	PR	U	I	19	100
GRANTOR: GOODWIN KATHERINE PR						
GRANTEE: GOODWIN KATHERINE R						
0989/1896	6/04/2001	WD	U	I	24	35,000
GRANTOR: CLARKE KATHLEEN & A S						
GRANTEE: ROYAL HENRY SR & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FST=[YR=1993] W15 S8 E15 N8$ S8 W15 S6
BAS=[YR=1993] S25 SFB=[YR=1993] S10 E15 N35 W5 S25 W10$ E10
N25 W10$ E15 S35 E16 CAN=[YR=1994] S3 E7 N3 W7$ E7
BAS=[YR=1993] N6 W4 N32 E20 S38 W16 $ E16 N49$.

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	001100	C	STORE 1FLR	0	0006	CN -	300.00	137.00	13,721.00	SF		1.00	1.00	1.00	3.00	3.00	41,163							

REVIEW DATE 09/24/2020 BY KK Total Acres: 0.32 Total Land Value: 41,163 Market: 0 Agricultural: 0 Common: 41,163 PRINTED 07/30/2025 BY SYS