

LOTS 20 & 21
IN OR 2122/1437
(EX R/W OR 490/460 & EX UTIL

CORNWALL DAWN/CORNWALL CHARLES
27769 GOODWIN RD
HILLIARD, FL 32046

2025

14-3N-23-2020-0020-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	10	TERRAZZO 100			
Air Condition	01	NONE 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2008	1,200	114,280
TOTALS	1,200			1,200	114,280

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0937	WELL	0	50	0	0	1.00	UT	6,000.00	6,000.00	
2	0936	SEPTC TANK	0	50	0	0	1.00	UT	6,000.00	6,000.00	
3	0937	WELL	0	50	0	0	4.00	UT	6,000.00	6,000.00	
4	0936	SEPTC TANK	0	50	0	0	2.00	UT	6,000.00	6,000.00	
5	0300	BOAT DCK W	0	50	25	14	350.00	SF	40.00	40.00	
6	0681	POLE SHED	0	50	24	16	384.00	SF	15.00	15.00	
7	0681	POLE SHED	0	50	24	12	288.00	SF	15.00	15.00	
8	0510	GARAGE WD-	0	50	26	20	520.00	SF	35.00	35.00	
9	0681	POLE SHED	0	50	26	10	260.00	SF	15.00	15.00	
10	0681	POLE SHED	0	50	26	10	260.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	50	0005	OR	0.00	0.00	18.30	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,200	104.9400	104.94	125,928	2005	2005	0	0	9.25	90.75

1 SINGLE FAM - 50% - 2018

Heated Area: 1200

HX Base Yr 2018

24

50

24

50

BAS
2008

BLD DATE		LGL DATE	
YED DATE		LAND DATE	05/09/2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4					
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																					
																									VALUATION BY										STANDARD										
																										Tax Group: 4										Tax Dist:									
																										BUILDING MARKET VALUE										114,280									
																										TOTAL MARKET OB/XF VALUE										91,435									
																										TOTAL LAND VALUE - MARKET										265,350									
																										TOTAL MARKET VALUE										471,065									
																										SOH/AGL Deduction										177,849									
																										ASSESSED VALUE										293,216									
																										TOTAL EXEMPTION VALUE										HA HAB 50,722									
																										BASE TAXABLE VALUE										242,494									
																										TOTAL JUST VALUE										471,065									
																										NCON VALUE										0									
																										INCOME VALUE																			
																										PREVIOUS YEAR MKT VALUE										458,619									