PT OF LOT 30 IN OR 2133/1079
CORNWALL SURVEY SEC 14-3N-23E
PBK O/31

NELSON KRISTIN D & ERIC NATHAN
27303 NEW FRONT ST
HILLIARD, FL 32046

2025

14-3N-23-2020-0030-0010

BUILDING CHARACTERISTICS

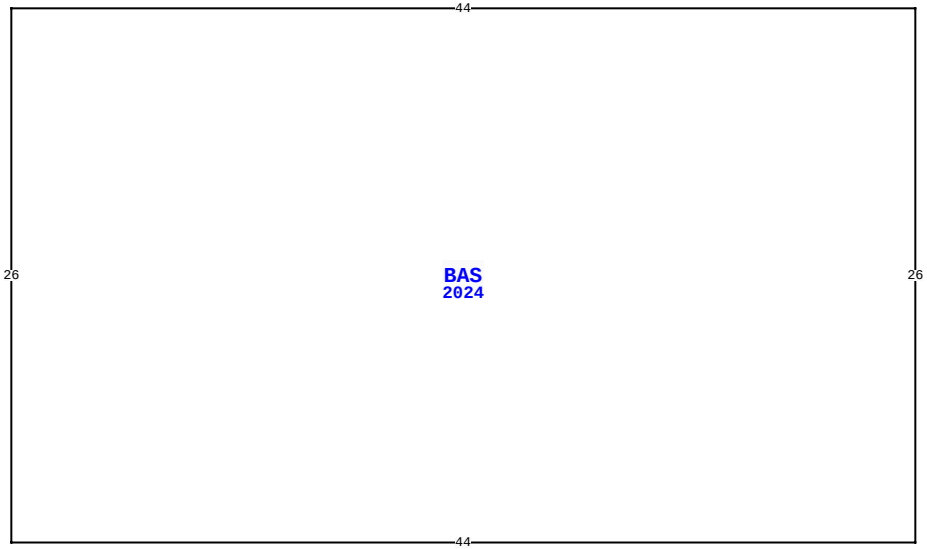
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2024	1,144	112,248
TOTALS	1,144			1,144	112,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.6000	99.11	113,382	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 1144 HX Base Yr



27135 GOODWIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	112,248
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	107,250
TOTAL MARKET VALUE	219,498
SOH/AGL Deduction	39,689
ASSESSED VALUE	179,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,809
TOTAL JUST VALUE	219,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007261		0	12/13/2023
23001300	NEW DWMH		10/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1079	7/17/2017	QC	U	V	11	100
GRANTOR: HAWKINSON PAUL & DEBR						
GRANTEE: NELSON KRISTIN DANI						
1869/1306	7/12/2013	SW	Q	V	02	30,000
GRANTOR: CCRC WOODLANDS LTD ET						
GRANTEE: HAWKINSON PAUL & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] S26 E44 N26 W44 $
.

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	000100	C	RES	0	0005	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							

REVIEW DATE 12/08/2023 BY WW Total Acres: 5.50 Total Land Value: 107,250 Market: 0 Agricultural: 0 Common: 107,250 PRINTED 07/30/2025 BY SYS