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

2025

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

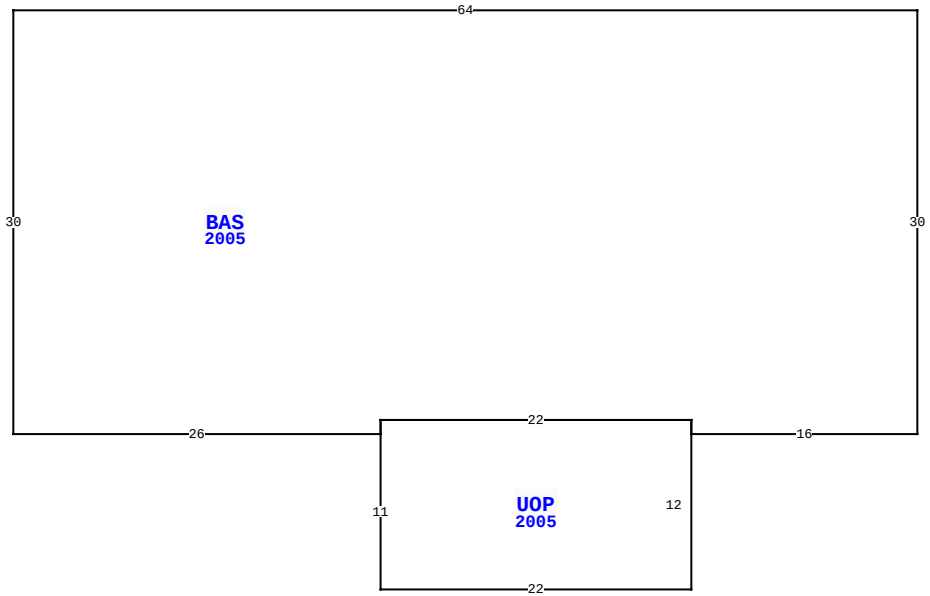
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100	2005	1,898	113,323
UOP	264	25	2005	66	3,941
TOTALS	2,162			1,964	117,263

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	114.82	225,506	2004	2004	0	0	0	48.00	52.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2780 JANE LN, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		117,263
TOTAL MARKET OB/XF VALUE		35,965
TOTAL LAND VALUE - MARKET		98,350
TOTAL MARKET VALUE		251,578
SOH/AGL Deduction		113,040
ASSESSED VALUE		138,538
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,816
TOTAL JUST VALUE		251,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,966

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	58	2,030	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1994	1994	3	66	16,474	
3	1242	WD DECK A	0	100	24	8	192.00	SF	10.00	10.00	100	2003	2003	3	20	384	
4	0681	POLE SHED	0	100	26	8	288.00	SF	15.00	15.00	100	2004	2004	3	32	1,382	
5	0810	CONCRETE A	0	100	60	4	240.00	SF	6.50	6.50	100	2004	2004	3	83	1,295	
6	0940	SHEDS/PORT	0	100	20	20	400.00	SF	30.00	30.00	100	2021	2021	3	90	10,800	
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2021	2021	3	90	3,600	

LAND DESCRIPTION

TOTAL OB/XF 35,965

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	0005	OR	0.00	0.00	2.81	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,350							

REVIEW DATE 12/01/2022 BY WWX Total Acres: 2.81 Total Land Value: 98,350 Market: 0 Agricultural: 0 Common: 98,350 PRINTED 07/30/2025 BY SYS