

GOODWIN HAROLD C JR
3766 RAILROAD STREET
HILLIARD, FL 32046

42-2N-27-4612-0002-0280

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				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		0													
																			TOTAL MARKET OB/XF VALUE		0													
																			TOTAL LAND VALUE - MARKET		85,000													
																			TOTAL MARKET VALUE		85,000													
																			SOH/AGL Deduction		30,435													
																			ASSESSED VALUE		54,565													
																			TOTAL EXEMPTION VALUE		0													
																			BASE TAXABLE VALUE		54,565													
																			TOTAL JUST VALUE		85,000													
																			NCON VALUE		0													
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE		80,000													
DOR CODE		0000			VACANT																													
MAP NUM					MKT AREA															04														
NEIGHBORHOOD/LOC		4048.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES					JOANN RD, YULEE										BLD DATE						LGL DATE		05/09/2025				MLU							
															XF DATE						LAND DATE													
															INC DATE						AG DATE													
L N	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																		