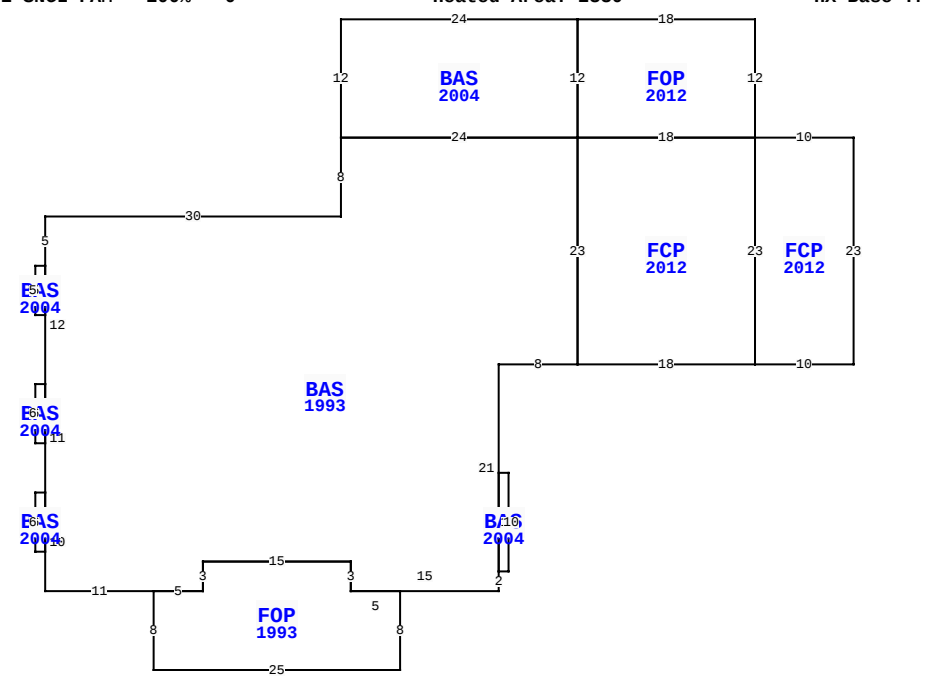


CONNER FLOYD N & JUDITH W
28158 JAM TRAC
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	10	ABOVE AVG 100								0900	01	2,631	94.1760	111.83	294,225	1979	1991	0	0	0	14.75	85.25	VALUATION BY								STANDARD								
Roof Structure	08	IRREGULAR 100								1 SNGL FAM - 100% - 0										Heated Area: 2330										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										250,827									
Interior Floor	14	CARPET 80																		TOTAL MARKET OB/XF VALUE										36,635									
Interior Floor	12	HARDWOOD 20																		TOTAL LAND VALUE - MARKET										140,200									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE										320,014									
Heating Type	04	AIR DUCTED 100								SOH/AGL Deduction										167,727																			
Bedrooms		2 100								ASSESSED VALUE										152,287																			
Bathrooms		2 100								TOTAL EXEMPTION VALUE										HX HB DX 55,000																			
Frame	02	WOOD FRAME 100								BASE TAXABLE VALUE										97,287																			
Stories	1.	1. 100								TOTAL JUST VALUE										427,662																			
Units		0 100								INCON VALUE										0																			
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE										264,254																			
Occupancy	00	NONE 100																																					
Quality		01	Quality Level 01																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA																		09																		
NEIGHBORHOOD/LOC		9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,015	100	2,015	192,100																																			
BAS	5	100	5	477																																			
BAS	6	100	6	572																																			
BAS	6	100	6	572																																			
BAS	10	100	10	953																																			
BAS	288	100	288	27,456																																			
FCP	230	25	58	5,529																																			
FCP	414	25	104	9,915																																			
FOP	245	30	74	7,054																																			
FOP	216	30	65	6,197																																			
TOTALS	3,435		2,631	250,827																																			
EXTRA FEATURES					28158 JAM TRAC, HILLIARD										BLD DATE					LGL DATE					06/15/2023					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																								
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628																									
2	0350	CARPORT WD	0 100	20 38	760.00	SF	13.00	13.00	100	1980	1980	3	20	1,976																									
3	0861	POOL GUNIT	0 100	18 35	630.00	SF	85.00	85.00	100	1989	1989	3	20	10,710																									
4	0845	KOOL DECK	0 100	0 0	908.00	SF	7.25	7.25	100	1989	1989	3	59.5	3,917																									
5	0812	CONCRETE C	0 100	0 0	1,597.00	SF	4.00	4.00	100	1980	1980	3	35	2,236																									
6	0811	CONCRETE B	0 100	0 0	964.00	SF	5.20	5.20	100	2006	2006	3	88	4,411																									
7	0681	POLE SHED	0 100	31 12	372.00	SF	15.00	15.00	100	2006	2006	3	48	2,678																									
8	0811	CONCRETE B	0 100	0 0	598.00	SF	5.20	5.20	100	2012	2012	3	94	2,923																									
9	0756	FEP	0 100	19 6	114.00	SF	27.00	27.00	100	2012	2012	3	60	1,847																									
10	0756	FEP	0 100	19 14	266.00	SF	27.00	27.00	100	2012	2012	3	60	4,309																									
LAND DESCRIPTION					TOTAL OB/XF										36,635																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	006000	A	PAST1/HAY	0			0.00	0.00	5.80	AC		1.00	1.00	1.00	440.00	440.00	2,552																						
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,200																						