

PT OF LOTS 1 2 3 &
ALL LOTS 30 31 & 32
IN OR 2630/1672

WILLIS FAMILY TRUST/WILLIS ROBERT W TRUSTEE
28558 AMBER JACK LN
HILLIARD, FL 32046

2023

25-4N-23-2020-0001-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 100		0900	01	3,294	89.4240	106.19	349,790	2004	2013	0	0	0	4.50	95.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2021										Heated Area: 2659					HX Base Yr 2021					Tax Group: 4		Tax Dist:							
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										365,417									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										6,480									
Interior Floo		13	LVT/LAMNT 50												TOTAL LAND VALUE - MARKET										382,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										426,047									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										133,027									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										293,020									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2.5 100												BASE TAXABLE VALUE										243,020									
Frame		03	MASONRY 100												TOTAL JUST VALUE										753,897									
Stories		1.	1. 100												NCON VALUE										0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										355,813																			
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	1,200	100	1,200	121,694																														
BAS	1,459	100	1,459	147,959																														
FGR	930	55	512	51,922																														
FOP	190	30	57	5,781																														
FOP	220	30	66	6,694																														
TOTALS		3,999		3,294	334,049																													
EXTRA FEATURES					28558 AMBER JACK LN, HILLIARD										BLD DATE				LGL DATE		06/13/2023		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	0812	CONCRETE C	0 100	0	0	1,800.00	SF	4.00	4.00	100	2008	2008	3	90	6,480																			

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