

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

2024

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	111.78	368,203	2004	2013	0	0	0	5.00	95.00	VALUATION BY		STANDARD														
Roof Structure	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										381,161									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										6,408									
Interior Floor	13	LVT/LAMNT 50												TOTAL LAND VALUE - MARKET										382,000									
Interior Floor	14	CARPET 50												TOTAL MARKET VALUE										441,934									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										140,633									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										301,301									
Bedrooms		3 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms		2.5 100												BASE TAXABLE VALUE										251,301									
Frame	03	MASONRY 100												TOTAL JUST VALUE										769,569									
Stories	1.	1. 100												NCON VALUE										0									
Units	0	0 100		INCOME VALUE																													
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE										753,897																			

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