N1/2 OF LOT 4 IN SEC 25-4N-23E
IN OR 1950/16
CORNWALL FARMS PBK 0/31

BRANNAN JAMES III & STEPHANIE
PO BOX 621
HILLIARD, FL 32046

2024

25-4N-23-2020-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

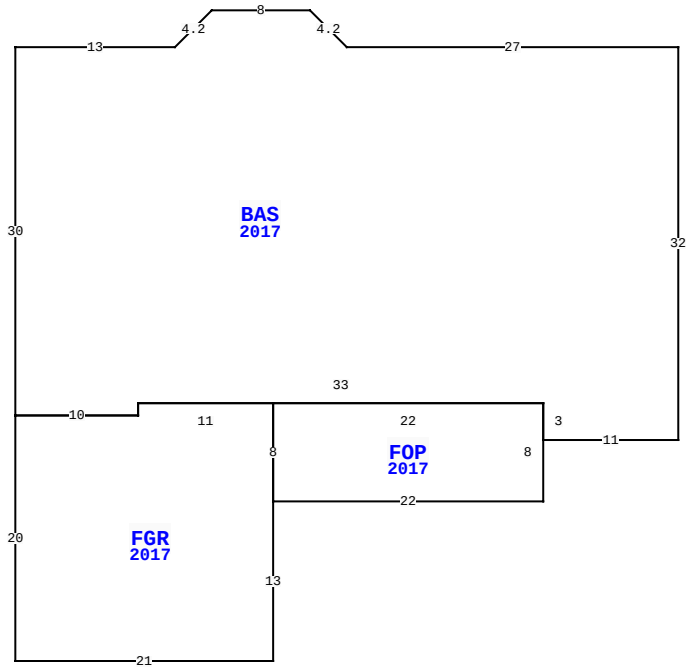
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	1,642	193,523
FGR	431	55	237	27,933
FOP	176	30	53	6,247
TOTALS	2,249		1,932	227,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	127.2383	120.88	233,540	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1642 HX Base Yr



28461 AMBER JACK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,702
TOTAL MARKET OB/XF VALUE	3,430
TOTAL LAND VALUE - MARKET	106,000
TOTAL MARKET VALUE	263,352
SOH/AGL Deduction	18,261
ASSESSED VALUE	245,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,091
TOTAL JUST VALUE	337,132
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633155	CO ISSUED	0	02/03/2017
B1633155	NEW CONSTR	208,312	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1950/0016	10/18/2014	WD	U	V	11	100
GRANTOR: MOORE IDA CAMILLE						
GRANTEE: BRANNAN JAMES C III						
1945/1025	10/18/2014	WD	U	V	37	6,500
GRANTOR: MOORE IDA CAMILLE						
GRANTEE: BRANNAN JAMES C II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W27 U3 L3 W8 D3 L3 W13 S30 FGR=[YR=2017] S20 E21 N13 FOP=[YR=2017] E22 N8 W22 S8$ N8 W11 S1 W10$ E10 N1 E33 S3 E11 N32$.

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	0811	CONCRETE B	0	0	0	0	680.00	SF	5.20	5.20	100	2017	2017	3	97	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	555.00	555.00	2,220							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 5.00 Total Land Value: 32,220 Market: 76,000 Agricultural: 2,220 Common: 30,000 PRINTED 08/06/2024 BY SYS