PT OF LOT 29
IN OR 2715/244 AS TO PAR 2
ESMTS OR 698/970 & OR 709/161

GRIFFIN JONATHAN CHARLES JR & JENNIE LYNN
11360 HOLTON LN
JACKSONVILLE, FL 32219

2024

25-4N-23-2020-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

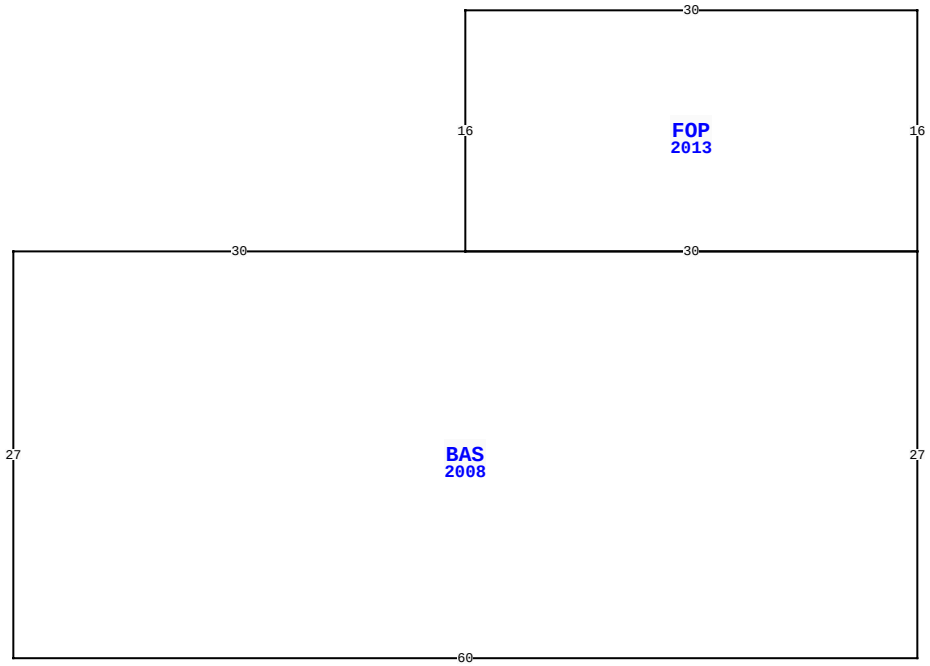
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	87,985
FOP	480	30	144	7,821
TOTALS	2,100		1,764	95,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,764	116.8000	87.60	154,526	2008	2008	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2009 Heated Area: 1620 HX Base Yr 2009



28456 AMBER JACK LN, HILLIARD

BLD DATE	01/02/2009 JH	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		95,806
TOTAL MARKET OB/XF VALUE		6,628
TOTAL LAND VALUE - MARKET		34,800
TOTAL MARKET VALUE		137,234
SOH/AGL Deduction		49,199
ASSESSED VALUE		88,035
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,035
TOTAL JUST VALUE		137,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5058	CO ISSUED	0	04/01/2008
MH5058	MH MOVE-ON	0	04/01/2008
P13165	OTHER	0	04/01/2008
E20717	ELEC OTHER	0	04/01/2008
M13773	MECH OTHER	0	04/01/2008
MH94451	MH MOVE-ON	2,500	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1177	5/03/2024	WD	U	I	11	100
GRANTOR: STRICKLAND DANIEL J						
GRANTEE: GRIFFIN JONATHAN CH						
2715/244	5/03/2024	WD	Q	I	05	327,000
GRANTOR: STRICKLAND ASHLEY L D						
GRANTEE: GRIFFIN JONATHAN CH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W30 S16 BAS=[YR=2008] W30 S27 E60 N27W30$ E30 N16$.

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	35	2008	2008	3	20	1,008	
2	0681	POLE SHED	0	100	14	9	126.00	SF	15.00	15.00	100	2008	2008	3	52	983	
3	0350	CARPORT WD	0	100	24	24	576.00	SF	9.36	9.36	100	2019	2019	3	86	4,637	

LAND DESCRIPTION

TOTAL OB/XF 6,628

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,800							

REVIEW DATE 03/08/2019 BY TW Total Acres: 1.16 Total Land Value: 34,800 Market: 0 Agricultural: 0 Common: 34,800 PRINTED 08/06/2024 BY SYS