

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

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG 100										0900 01 2,631 94.1760 124.31 327,060 1979 1991 0 0 15.25 84.75										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 0 Heated Area: 2330 HX Base Yr 1980										BUILDING MARKET VALUE 277,183									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 34,194									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 158,100									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 358,523									
Interior Floo 12 HARDWOOD 20																				SOH/AGL Deduction 197,677									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 160,846									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB DX 55,722									
Bedrooms 2 100																				BASE TAXABLE VALUE 105,124									
Bathrooms 2 100																				TOTAL JUST VALUE 469,477									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 438,868									
BUD8 Adjustme 04 DIST 01 100																													
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 YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,015 100 1993 2,015 212,286																													
BAS 5 100 2004 5 527																													
BAS 6 100 2004 6 632																													
BAS 6 100 2004 6 632																													
BAS 10 100 2004 10 1,053																													
BAS 288 100 2004 288 30,341																													
FCP 230 25 2012 58 6,110																													
FCP 414 25 2012 104 10,956																													
FOP 245 30 1993 74 7,796																													
FOP 216 30 2012 65 6,848																													
TOTALS 3,435 2,631 277,183																													
EXTRA FEATURES										BLD DATE										LGL DATE									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
28158 JAM TRAC, HILLIARD										05/21/2025 MLU										01/28/2025 KBA									
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 42 1,470																													
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 54.5 3,588																													
5 0812 CONCRETE C 0 100 0 0 1,597.00 SF 4.00 4.00 100 1980 1980 3 30 1,916																													
6 0811 CONCRETE B 0 100 0 0 964.00 SF 5.20 5.20 100 2006 2006 3 86 4,311																													
7 0681 POLE SHED 0 100 31 12 372.00 SF 15.00 15.00 100 2006 2006 3 40 2,232																													
8 0811 CONCRETE B 0 100 0 0 598.00 SF 5.20 5.20 100 2012 2012 3 92 2,861																													
9 0756 FEP 0 100 19 6 114.00 SF 27.00 27.00 100 2012 2012 3 50 1,539																													
10 0756 FEP 0 100 19 14 266.00 SF 27.00 27.00 100 2012 2012 3 50 3,591																													
LAND DESCRIPTION										TOTAL OB/XF 34,194																			
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 AGRICULTURAL 100 0005 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 45,000.00 45,000.00 45,000																													
2 006000 A PASTURE - HA 0 OR 0.00 0.00 5.80 AC 1.00 1.00 1.00 370.00 370.00 2,146																													
3 009910 M MARKET VALUE 0 OR 0.00 0.00 5.80 AC 1.00 1.00 1.00 19,500.00 19,500.00 113,100																													
REVIEW DATE 07/29/2020 BY TWA										Total Acres: 6.80 Total Land Value: 47,146										Market: 113,100 Agricultural: 2,146 Common: 45,000 PRINTED 07/30/2025 BY SYS									