PT LOT 29 IN OR 2715/244
ESMTS OR 698/970 & OR 709/161
ESMT IN OR 709/163

GRIFFIN JONATHAN CHARLES JR & JENNIE LYNN
28456 AMBER JACK LN
HILLIARD, FL 32046

2025

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

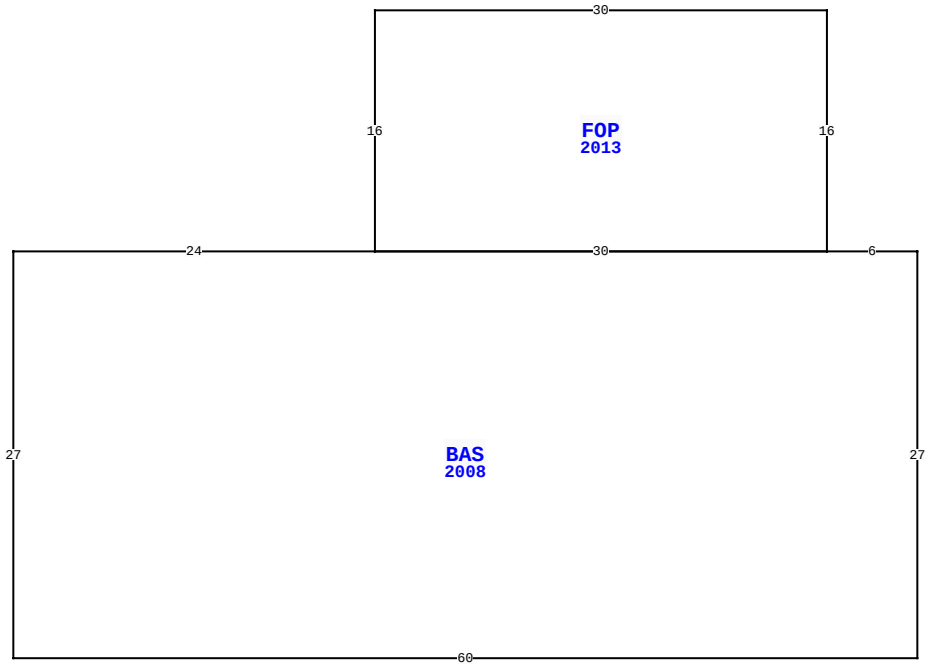
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2008	1,620	96,500
FOP	480	30	2013	144	8,578
TOTALS	2,100			1,764	105,078

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	99.28	175,130	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2025 Heated Area: 1620 HX Base Yr 2025



28456 AMBER JACK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,803
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		132,600
TOTAL MARKET VALUE		302,403
SOH/AGL Deduction		167,531
ASSESSED VALUE		134,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,150
TOTAL JUST VALUE		302,403
NCON VALUE		43,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,234

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

BAS=[YR=2008;ORIG=-6,16] W30 W24 S27 E60 N27 W6 $
FOP=[YR=2013;ORIG=-6,0] W30 S16 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0007	OR	0.00	0.00	8.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	132,600							

REVIEW DATE 03/28/2025 BY WWA Total Acres: 8.00 Total Land Value: 132,600 Market: 0 Agricultural: 0 Common: 132,600 PRINTED 07/30/2025 BY SYS

PT LOT 29 IN OR 2715/244
ESMTS OR 698/970 & OR 709/161
ESMT IN OR 709/163

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28456 AMBER JACK LN
HILLIARD, FL 32046

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

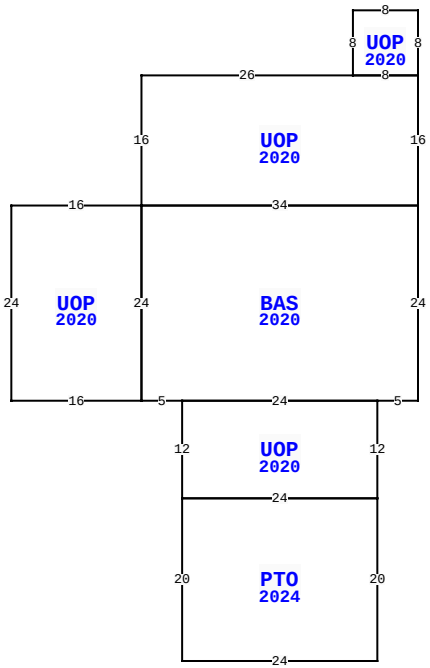
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2020	816	16,085
PTO	480	5	2024	24	473
UOP	64	20	2020	13	257
UOP	288	20	2020	58	1,144
UOP	384	20	2020	77	1,518
UOP	544	20	2020	109	2,149
TOTALS	2,576			1,097	21,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,097	56.0740	20.75	22,763	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2025 Heated Area: 816 HX Base Yr 2025



28456 AMBER JACK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,803
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		132,600
TOTAL MARKET VALUE		302,403
SOH/AGL Deduction		167,531
ASSESSED VALUE		134,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,150
TOTAL JUST VALUE		302,403
NCON VALUE		43,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BAS=[YR=2020;ORIG=-34,16] S24 E5 E24 E5 N24 W34 $
UOP=[YR=2020;ORIG=0,0] W8 W26 S16 E34 N16 $
UOP=[YR=2020;ORIG=-29,40] S12 E24 N12 W24 $
PTO=[YR=2024;ORIG=-29,52] S20 E24 N20 W24 $
UOP=[YR=2020;ORIG=-34,40] W16 N24 E16 S24 $
UOP=[YR=2020;ORIG=-8,-8] E8 S8 W8 N8 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2025 BY WWA Total Acres: 8.00 Total Land Value: 132,600 Market: 0 Agricultural: 0 Common: 132,600 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

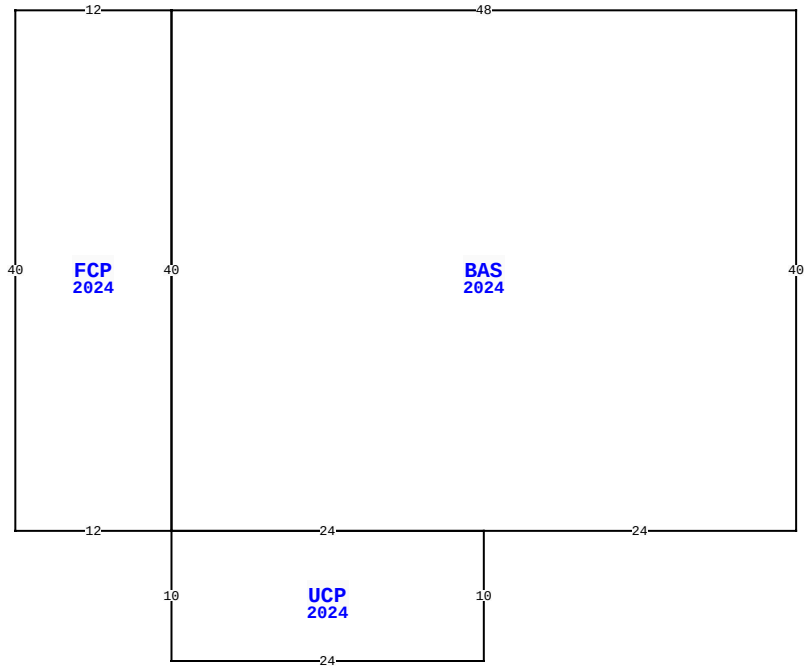
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2024	1,920	39,632
FCP	480	25	2024	120	2,477
UCP	240	20	2024	48	991
TOTALS	2,640			2,088	43,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,088	56.3500	20.85	43,535	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2025 Heated Area: 1920 HX Base Yr 2025



28456 AMBER JACK LN, HILLIARD

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GRANTOR: STRICKLAND ASHLEY L D						
GRANTEE: GRIFFIN JONATHAN CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=32,0] E48 S40 W24 W24 N40 $
FCP=[YR=2024;ORIG=20,0] E12 S40 W12 N40 $
UCP=[YR=2024;ORIG=32,40] E24 S10 W24 N10 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/28/2025 BY WWA Total Acres: 8.00 Total Land Value: 132,600 Market: 0 Agricultural: 0 Common: 132,600 PRINTED 07/30/2025 BY SYS