



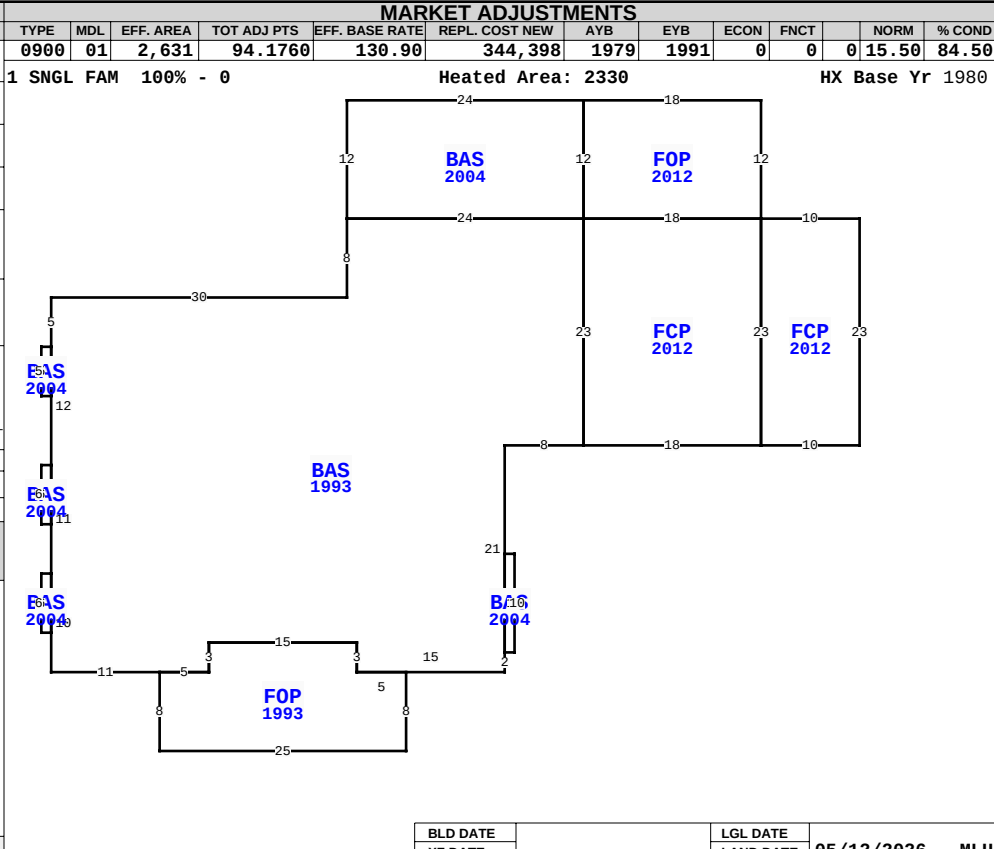
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
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	222,881
BAS	5	100	2004	5	553
BAS	6	100	2004	6	663
BAS	6	100	2004	6	663
BAS	10	100	2004	10	1,106
BAS	288	100	2004	288	31,856
FCP	230	25	2012	58	6,415
FCP	414	25	2012	104	11,504
FOP	245	30	1993	74	8,186
FOP	216	30	2012	65	7,190
TOTALS	3,435			2,631	291,016

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0350	CARPORT WD	0	100	20	38	760.00	SF	13.00
3	0860	POOL/SPA	0	100	18	0	1.00	UT	50,000.00
7	0681	POLE SHED	0	100	31	12	372.00	SF	15.00
9	0756	FEP	0	100	19	6	114.00	SF	27.00
10	0756	FEP	0	100	19	14	266.00	SF	27.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.80
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.80



28158 JAM TRAC, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	01/28/2025	KBA
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,016	
TOTAL MARKET OB/XF VALUE		52,502	
TOTAL LAND VALUE - MARKET		140,800	
TOTAL MARKET VALUE		364,664	
SOH/AGL Deduction		199,533	
ASSESSED VALUE		165,131	
TOTAL EXEMPTION VALUE		HX HB DX	56,411
BASE TAXABLE VALUE		108,720	
TOTAL JUST VALUE		484,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313635	REPAIR/RRF	0	09/01/2013
R024327	REPAIR/RRF	3,000	08/01/2002
5810	SWIM POOL	15,400	06/14/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0282/0482	1/01/1979	FS	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2012] W18 BAS=[YR=2004] W24 S12 BAS=[YR=1993] S8 W30 S5 BAS=[YR=2004] W1 S5 E1 N5\$ S12 BAS=[YR=2004] W1 S6 E1 N6\$ S11 BAS=[YR=2004] W1 S6 E1 N6\$ S10 E11 FOP=[YR=1993] S8 E25 N8 W5 N3 W15 S3 W5\$ E5 N3 E15 S3 E15 N2 BAS=[YR=2004] E1 N10 W1 S10\$ N21 E8 FCP=[YR=2012] E18 FCP=[YR=2012] E10 N23 W10 S23\$ N23 W18 S23\$ N23 W24\$ E24 N12\$ S12 E18 N12\$.					

LAND DESCRIPTION									
TOTAL OB/XF									
52,502									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.80
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.80