PT OF SE1/4 OF SE1/4
IN OR 1875/61 & OR 1890/969

NJC FAMILY ENTERPRISES LLC
28158 JAM TRAC
HILLIARD, FL 32046

2026

17-4N-24-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3851 SHINBONE ALY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/26/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,958
TOTAL LAND VALUE - MARKET	389,400
TOTAL MARKET VALUE	39,365
SOH/AGL Deduction	0
ASSESSED VALUE	39,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,365
TOTAL JUST VALUE	403,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94631	MH MOVE-ON	8,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/0969	8/22/2013	WD	U	I	11	100
GRANTOR: CONNER FLOYD NORVAL &						
GRANTEE: NJC FAMILY ENTERPRI						
1875/0061	8/22/2013	WD	U	I	11	100
GRANTOR: CONNER FLOYD NORVAL &						
GRANTEE: NJC FAMILY ENTERPRI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
3	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	1998	1998	3	20	1,728	
4	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	24	230	

LAND DESCRIPTION

TOTAL OB/XF 13,958

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	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	395.00	395.00	2,765							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	170.00	170.00	1,360							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	19.40	AC		1.00	1.00	1.00	530.00	530.00	10,282							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	378,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 35.40 Total Land Value: 25,407 Market: 378,400 Agricultural: 14,407 Common: 11,000 PRINTED 07/09/2026 BY SYS