PT SEC 48-4N-25E
IN OR 2702/221

OLIVER EMILY & JASON WADE
49118 FIREFLY LN
HILLIARD, FL 32046

2024

48-4N-25-0000-0001-0030

BUILDING CHARACTERISTICS

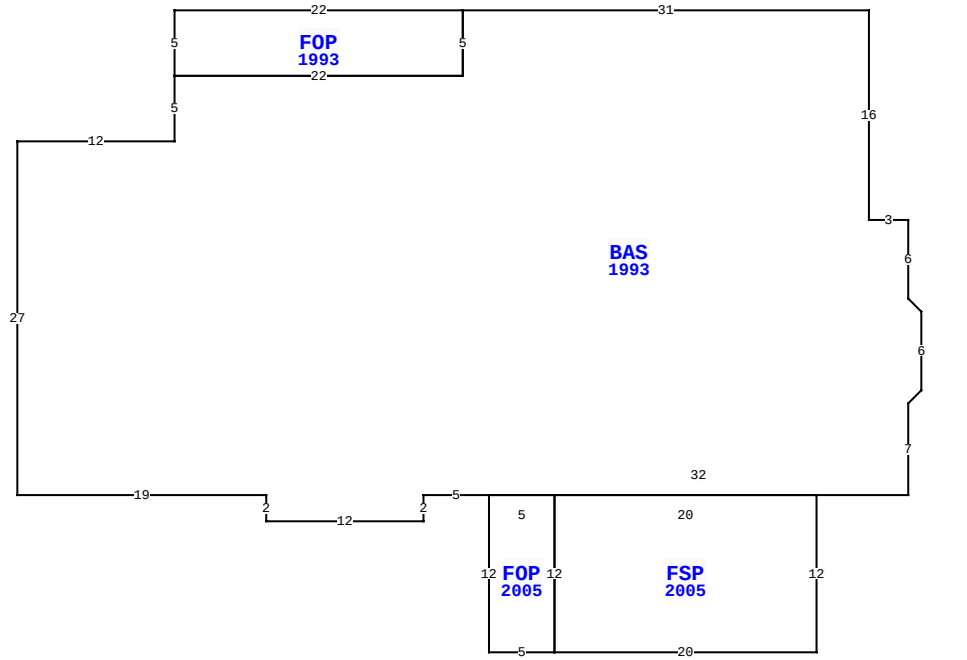
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2,269	215,406
FOP	110	30	33	3,133
FOP	60	30	18	1,709
FSP	240	40	96	9,113
TOTALS	2,679		2,416	229,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,416	96.1380	120.17	290,331	1990	1995	0	0	0	21.00	79.00

1 SNGL FAM – 50% - 2019 Heated Area: 2269 HX Base Yr 2019



49118 FIRE FLY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,555
TOTAL MARKET OB/XF VALUE		14,754
TOTAL LAND VALUE - MARKET		222,500
TOTAL MARKET VALUE		519,934
SOH/AGL Deduction		93,450
ASSESSED VALUE		426,484
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		376,484
TOTAL JUST VALUE		598,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000873	CO ISSUED	0	07/30/2021
21000873	REMODEL	198,180	01/26/2021
19000207	XFOB	0	01/01/2019
C4658	CO ISSUED	0	09/01/2005
MH4658	MH MOVE-ON	0	09/01/2005
E15631	ELEC OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/227	3/16/2024	QC	U	I	11	100
GRANTOR: CROSBY ASHLEY						
GRANTEE: OLIVER EMILY						
2702/221	3/16/2024	QC	U	I	11	100
GRANTOR: OLIVER EMILY						
GRANTEE: OLIVER EMILY & JASO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FOP=[YR=1993] W22 S5 E22 N5$ S5 W22 S5 W12 S27 E19 S2 E12 N2 E5 FOP=[YR=2005] S12 E5 FSP=[YR=2005] E20 N12 W20 S12$ N12 W5$ E32 N7 R1 U1 N6 L1 U1 N6 W3 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	0812	CONCRETE C	0	50	0	0	1,590.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,784	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
3	0300	BOAT DCK W	0	50	17	10	170.00	SF	40.00	40.00	100	1983	1983	3	20	1,360	
4	1242	WD DECK A	0	50	13	5	65.00	SF	10.00	10.00	100	1983	1983	3	20	130	
5	0200	BARN WD 0-	0	50	0	0	831.00	SF	25.00	25.00	100	1995	1995	3	23	4,778	
6	0810	CONCRETE A	0	50	0	0	114.00	SF	6.50	6.50	100	2005	2005	3	86	637	
7	0350	CARPORT WD	0	50	27	20	540.00	SF	13.00	13.00	100	2005	2005	3	24	1,685	

LAND DESCRIPTION

TOTAL OB/XF 14,754

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	RURAL HOME	50	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	000102	C	SFR/MH	50		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
4	009530	C	POND	50		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 10.00 Total Land Value: 143,625 Market: 80,000 Agricultural: 1,125 Common: 142,500 PRINTED 08/06/2024 BY SYS

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IN OR 2702/221

OLIVER EMILY & JASON WADE
49118 FIREFLY LN
HILLIARD, FL 32046

2024

48-4N-25-0000-0001-0030

BUILDING CHARACTERISTICS

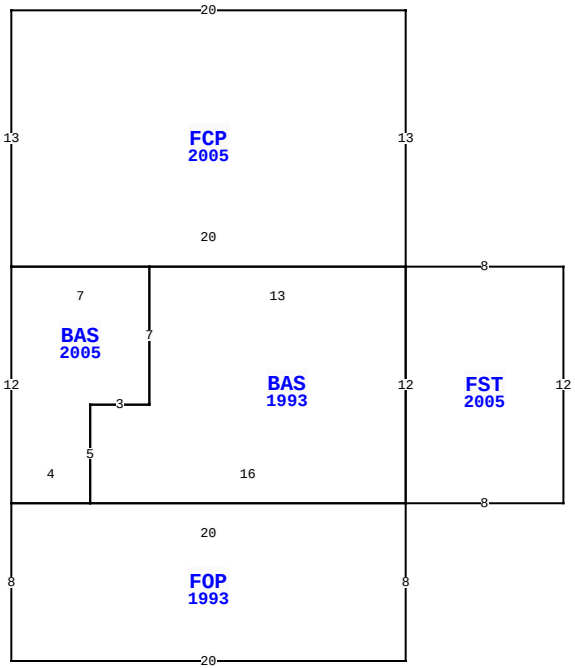
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	171	100	171	2,634
BAS	69	100	69	1,063
FCP	260	25	65	1,001
FOP	160	30	48	739
FST	96	55	53	816
TOTALS	756		406	6,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	406	88.0000	30.80	12,505	1984	1990	0	0	0	50.00	50.00

2 GARAGE RES – 50% - 2019 Heated Area: 240 HX Base Yr 2019



49118 FIRE FLY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,555
TOTAL MARKET OB/XF VALUE		14,754
TOTAL LAND VALUE - MARKET		222,500
TOTAL MARKET VALUE		519,934
SOH/AGL Deduction		93,450
ASSESSED VALUE		426,484
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		376,484
TOTAL JUST VALUE		598,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6072	NEW CONSTR	67,746	10/23/1989
5792	CHNGE SRVC	0	03/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/227	3/16/2024	QC	U	I	11	100
GRANTOR: CROSBY ASHLEY						
GRANTEE: OLIVER EMILY						
2702/221	3/16/2024	QC	U	I	11	100
GRANTOR: OLIVER EMILY						
GRANTEE: OLIVER EMILY & JASO						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2005] W8 FCP=[YR=2005] N13 W20 S13 BAS=[YR=2005] S12 FOP=[YR=1993] S8 E20 N8 W20 $ E4 N5 E3 N7 W7 $ E20 $ BAS=[YR=1993] W13 S7 W3 S5 E16 N12 $ S12 E8 N12 $.

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 04/05/2024 BY TWA Total Acres: 10.00 Total Land Value: 143,625 Market: 80,000 Agricultural: 1,125 Common: 142,500 PRINTED 08/06/2024 BY SYS

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2024

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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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

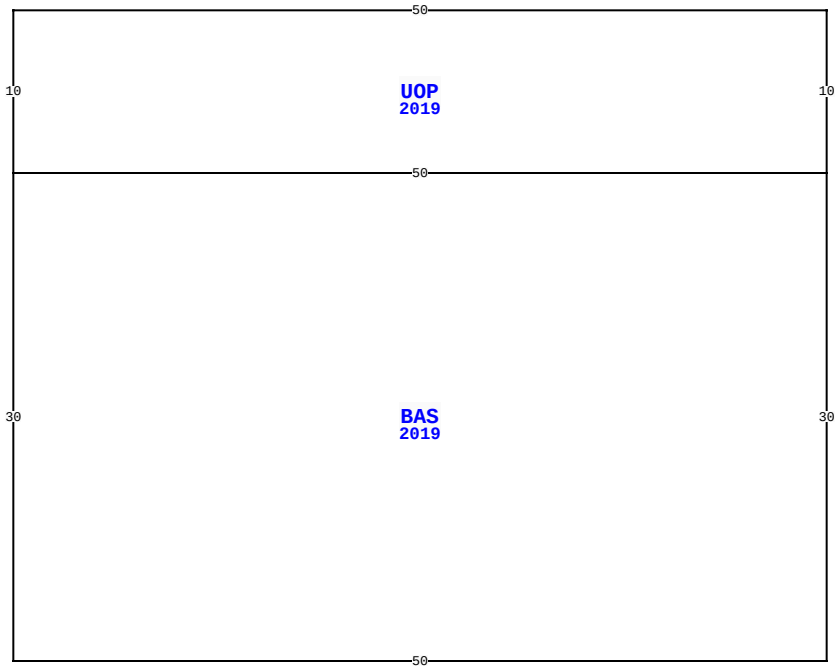
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	118,070
UOP	500	20	100	7,871
TOTALS	2,000		1,600	125,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,600	64.2600	80.32	128,512	2019	2019	0	0	0	2.00	98.00

3 SNGL FAM – 0% - 0 Heated Area: 1500 HX Base Yr 2019



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GRANTEE: OLIVER EMILY						
2702/221	3/16/2024	QC	U	I	11	100
GRANTOR: OLIVER EMILY						
GRANTEE: OLIVER EMILY & JASO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W50 S10 BAS=[YR=2019] S30 E50 N30 W50 $ E50 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 04/05/2024 BY TWA Total Acres: 10.00 Total Land Value: 143,625 Market: 80,000 Agricultural: 1,125 Common: 142,500 PRINTED 08/06/2024 BY SYS