PT OF SE1/4 OF SW1/4
IN OR 2175/1946
ESMTS OR 1531/1307 & 1314

SMITH DAKOTA LANE &/FLOYD BRANDI LYNN
2930 CODDEY LANE
HILLIARD, FL 32046

2025

15-2N-23-0000-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

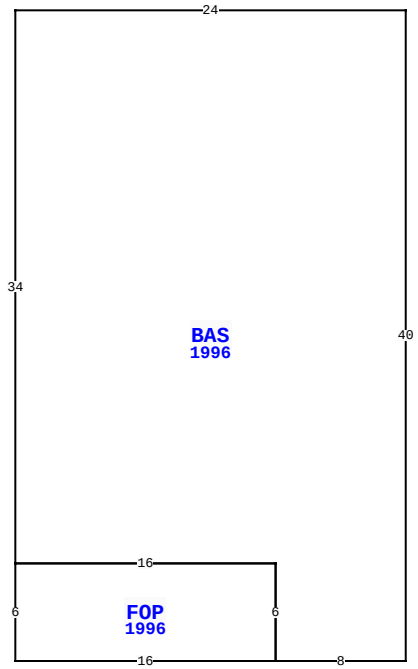
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	864	100	1996	864	91,546
FOP	96	30	1996	29	3,073
TOTALS	960			893	94,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	893	120.2040	120.20	107,339	1996	2001	0	0	0	11.85	88.15

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



2930 CODEY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	94,619
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,800
TOTAL MARKET VALUE	177,419
SOH/AGL Deduction	32,943
ASSESSED VALUE	144,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,476
TOTAL JUST VALUE	177,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000584	REPAIR/RRF	7,500	01/10/2022
B9602960	NEW CONSTR	29,784	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/1946	1/10/2018	PR	U	I	19	100
GRANTOR: FLOYD JOHN PR OF SCAB						
GRANTEE: SMITH DAKOTA LANE &						
1241/1166	6/29/2004	QC	Q	I	01	100
GRANTOR: SMITH COREY L &						
GRANTEE: SCABAROZI MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 S34 FOP=[YR=1996] S6 E16 N6 W16 $ E16 S6 E8 N40 $.

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	0	0007	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							

REVIEW DATE 03/04/2024 BY WWA Total Acres: 1.84 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/30/2025 BY SYS