PT OF SEC 25-4N-23E
IN OR 2472/1408 & OR 2602/53

DIAS ERIN MICHELLE
28102 SMOKEY LN
HILLIARD, FL 32046

2025

25-4N-23-0000-0001-0010

BUILDING CHARACTERISTICS

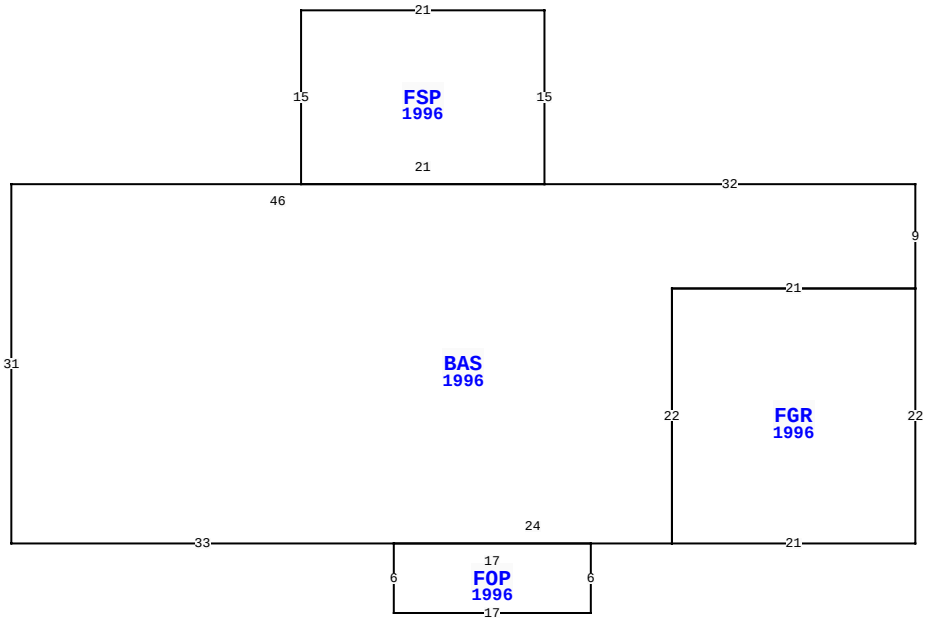
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,956	100	1996	1,956	203,521
FGR	462	55	1996	254	26,429
FOP	102	30	1996	31	3,226
FSP	315	40	1996	126	13,110
TOTALS	2,835			2,367	246,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,367	95.2560	125.74	297,627	1996	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2023 Heated Area: 1956 HX Base Yr



28102 SMOKEY LN, HILLIARD

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

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	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	1996	1996	3	70	1,024	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,286
TOTAL MARKET OB/XF VALUE		3,719
TOTAL LAND VALUE - MARKET		248,095
TOTAL MARKET VALUE		498,100
SOH/AGL Deduction		5,524
ASSESSED VALUE		492,576
TOTAL EXEMPTION VALUE	13	492,576
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		498,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99000	NEW CONSTR	75,558	01/01/1999
B95921	H/AC	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0053	10/31/2022	WD	U	V	37	60,000
GRANTOR: BROCK CHHADWICK & ELI						
GRANTEE: DIAS ERIN MICHELLE						
2472/1408	6/21/2021	WD	Q	I	01	352,500
GRANTOR: GEIGER DONIE W						
GRANTEE: DIAS ERIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W32 FSP=[YR=1996] N15 W21 S15 E21$ W46 S31 E33 FOP=[YR=1996] S6 E17 N6 W17$ E24 FGR=[YR=1996] E21 N22 W21 S22$ N22 E21 N9$.

LAND DESCRIPTION

TOTAL OB/XF 3,719

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	0006	OR	0.00	0.00	17.11	AC		1.00	1.00	1.00	14,500.00	14,500.00	248,095							

REVIEW DATE 12/12/2022 BY WWA Total Acres: 17.11 Total Land Value: 248,095 Market: 0 Agricultural: 0 Common: 248,095 PRINTED 07/30/2025 BY SYS