PT OF LOT 50
IN OR 1530/152
ESMT IN OR 638/494, UTIL ESMT OR

SMITH CASEY L & GEORGETTE A
28032 POTOCHNIK ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0050-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

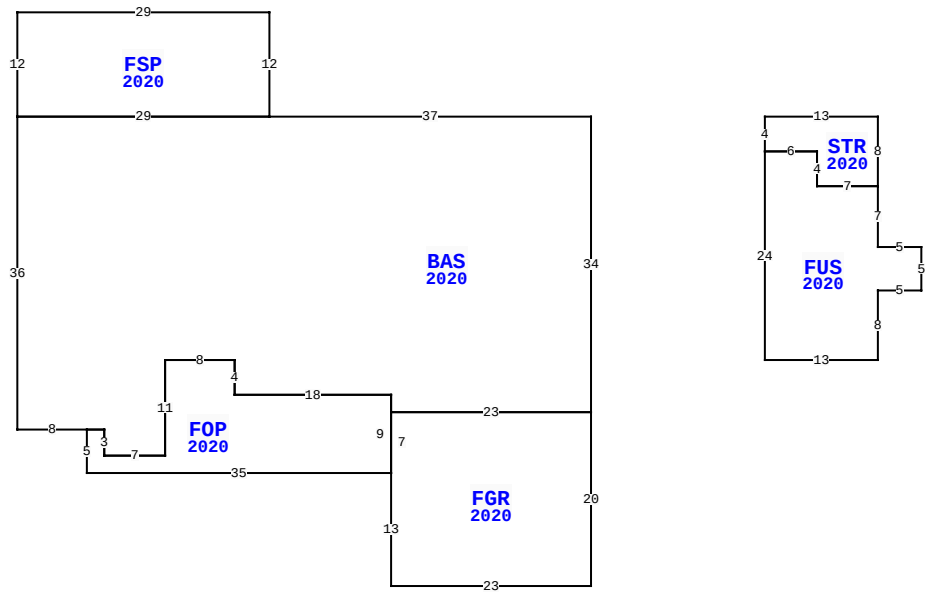
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2020	2,215	308,132
FGR	460	55	2020	253	35,195
FOP	290	30	2020	87	12,103
FSP	348	40	2020	139	19,337
FUS	309	100	2020	309	42,985
STR	80	10	2020	8	1,113
TOTALS	3,702			3,011	418,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,011	106.9960	141.23	425,244	2020	2020	0	0	0	1.50	98.50

2 SNGL FAM – 100% - 2021 Heated Area: 2524 HX Base Yr 2021



28032 POTOCHNIK RD, HILLIARD

BLD DATE	12/31/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		440,347
TOTAL MARKET OB/XF VALUE		5,362
TOTAL LAND VALUE - MARKET		141,000
TOTAL MARKET VALUE		586,709
SOH/AGL Deduction		191,315
ASSESSED VALUE		395,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,672
TOTAL JUST VALUE		586,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010502	CO ISSUED	0	10/30/2020
20001078	NEW CONSTR	346,584	02/05/2020
19012372	CARPORT	48,300	12/03/2019
MH5090	CO ISSUED	0	09/23/2008
M13961	MECH OTHER	0	07/01/2008
P13318	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/0152	10/11/2007	WD	Q	I		92,000
GRANTOR: MAYO KITTY M (HEIR)						
GRANTEE: SMITH CASEY L & GEO						
1227/1209	5/04/2004	WD	Q	I		67,000
GRANTOR: NELSON RAYNA R ALTMAN						
GRANTEE: MALSBERGER WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W37 FSP=[YR=2020] N12 W29 S12 E29$ W29 S36 E8 FOP=[YR=2020] S5 E35 FGR=[YR=2020] S13 E23 N20 W23 S7 $ N9 W18 N4 W8 S11 W7 N3 W2$ E2 S3 E7 N11 E8 S4 E18 S2 E23 N34$ PTR=E20 STR=[YR=2020] E13 S8 FUS=[YR=2020] S7 E5 S5 W5 S8 W13 N24 E6 S4 E7$ W7 N4 W6 N4$ W20$.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720	
2	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	2020	2020	3	98	1,019	
3	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	2020	2020	3	98	3,623	

LAND DESCRIPTION

TOTAL OB/XF 5,362

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	0007	OR	0.00	0.00	4.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	141,000							

REVIEW DATE 01/07/2021 BY TW Total Acres: 4.70 Total Land Value: 141,000 Market: 0 Agricultural: 0 Common: 141,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 50
IN OR 1530/152
ESMT IN OR 638/494, UTIL ESMT OR

SMITH CASEY L & GEORGETTE A
28032 POTOCHNIK ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0050-0010

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

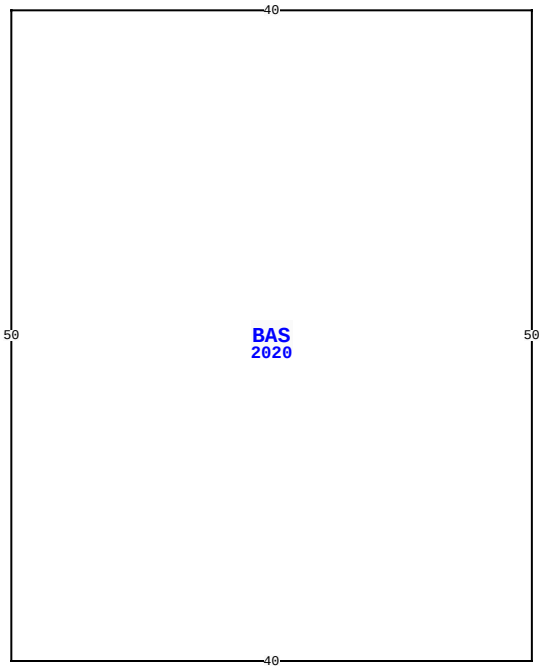
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2020	2,000	21,482
TOTALS	2,000			2,000	21,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
6500	01	2,000	51.8420	19.18	38,360	2020	2020	0	0	40	4.00	56.00

3 GARAGE RES – 100% - 2021 Heated Area: 2000 HX Base Yr 2021



28032 POTOCHNIK RD, HILLIARD

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BASE TAXABLE VALUE		344,672
TOTAL JUST VALUE		586,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8702	MH MOVE-ON	15,000	10/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/0152	10/11/2007	WD	Q	I		92,000
GRANTOR: MAYO KITTY M (HEIR)						
GRANTEE: SMITH CASEY L & GEO						
1227/1209	5/04/2004	WD	Q	I		67,000
GRANTOR: NELSON RAYNA R ALTMAN						
GRANTEE: MALSBERGER WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S50 E40 N50$.

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 01/07/2021 BY TW Total Acres: 4.70 Total Land Value: 141,000 Market: 0 Agricultural: 0 Common: 141,000 PRINTED 07/30/2025 BY SYS