PT SEC 48-4N-25E
IN OR 2702/221
(EX PT IN OR 2129/1390)

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

2025

48-4N-25-0000-0001-0260

NASSAU COUNTY PROPERTY

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

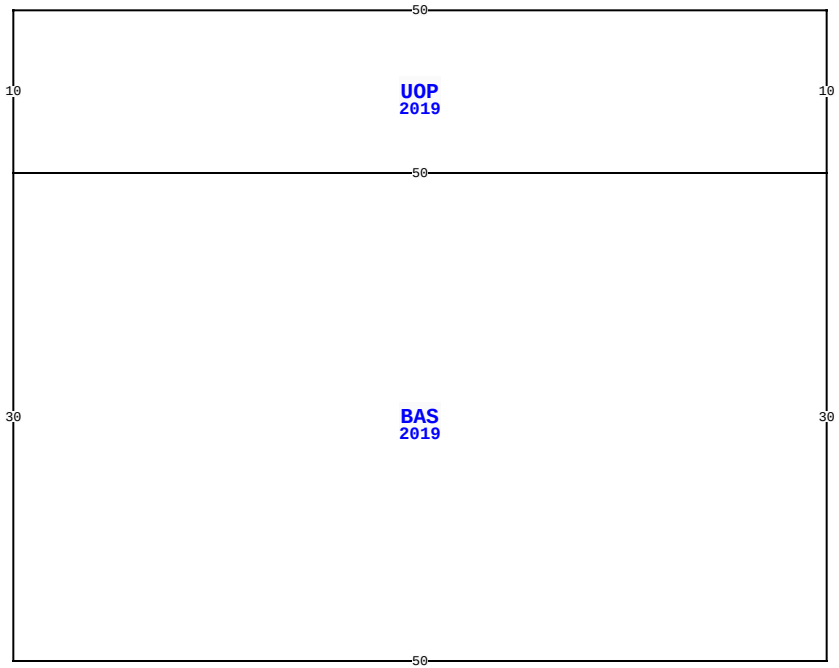
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2019	1,500	124,049
UOP	500	20	2019	100	8,270
TOTALS	2,000			1,600	132,319

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	84.82	135,712	2019	2019	0	0	0	2.50	97.50

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



394669 KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,319
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	205,944
SOH/AGL Deduction	19,181
ASSESSED VALUE	186,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,763
TOTAL JUST VALUE	302,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

UOP=[YR=2019] W50 S10 BAS=[YR=2019] S30 E50 N30 W50 $ E50 N10$.

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005901	A	HARDWOOD SI	0					5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
3	009530	C	POND	0					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MARKET VALUE	0					5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 02/04/2025 BY TWA Total Acres: 8.00 Total Land Value: 73,625 Market: 97,500 Agricultural: 1,125 Common: 72,500 PRINTED 07/30/2025 BY SYS