PT OF N1/2 OF SE1/4
1986 GREE DW
IN OR 1103/1443 & OR 1868/780

SMITH TOM D
28028 YELLOW ROSE LANE
HILLIARD, FL 32046

2026

14-4N-23-0000-0016-0030

BUILDING CHARACTERISTICS

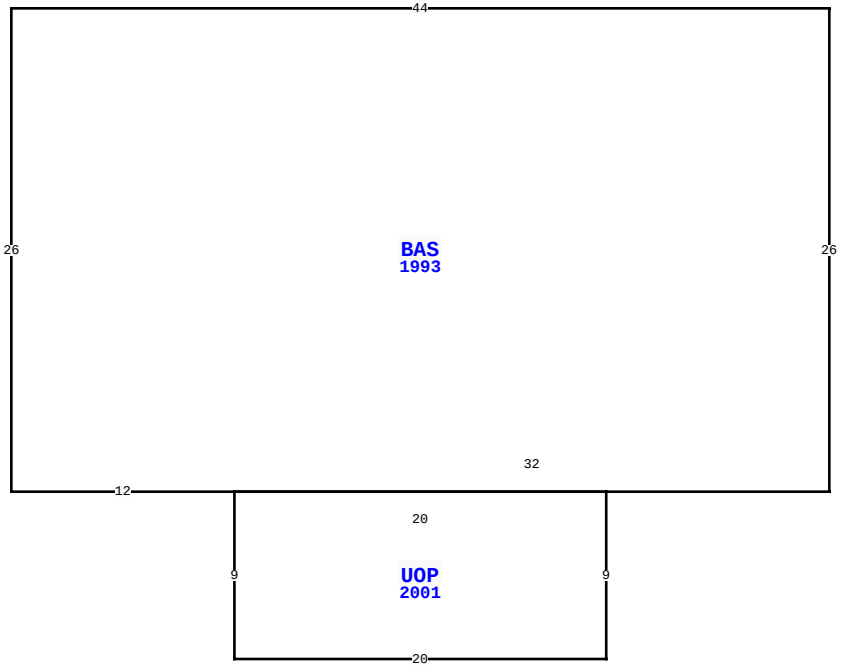
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	1,144	100	1993	1,144	39,664
UOP	180	25	2001	45	1,560
TOTALS	1,324			1,189	41,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,189	135.9600	115.57	137,413	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2003 Heated Area: 1144 HX Base Yr 2003



28028 YELLOW ROSE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	0680	POLE SHED	0	100	0	0	1,080.00	SF	10.00	10.00	100	1981	1981	3	20	2,160	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,224
TOTAL MARKET OB/XF VALUE		4,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		105,344
SOH/AGL Deduction		71,737
ASSESSED VALUE		33,607
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,607
TOTAL JUST VALUE		105,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/0780	7/17/2013	QC	U	I	11	100
GRANTOR: SMITH MELISSA						
GRANTEE: SMITH TOM D						
1103/1443	12/30/2002	WD	Q	I	01	100
GRANTOR: SMITH EVA MAE						
GRANTEE: SMITH TOM D & MELIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S26 E12 UOP=[YR=2001] S9 E20 N9 W20$ E32 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,120

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	1.50	AC		1.00	1.00	1.00	40,000.00	40,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS