

PT SEC 48-4N-25E
IN OR 2129/1390
ESMT IN OR 2772/519

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

2026

48-4N-25-0000-0001-0030



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 60
Interior Floo	12	HARDWOOD 40
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

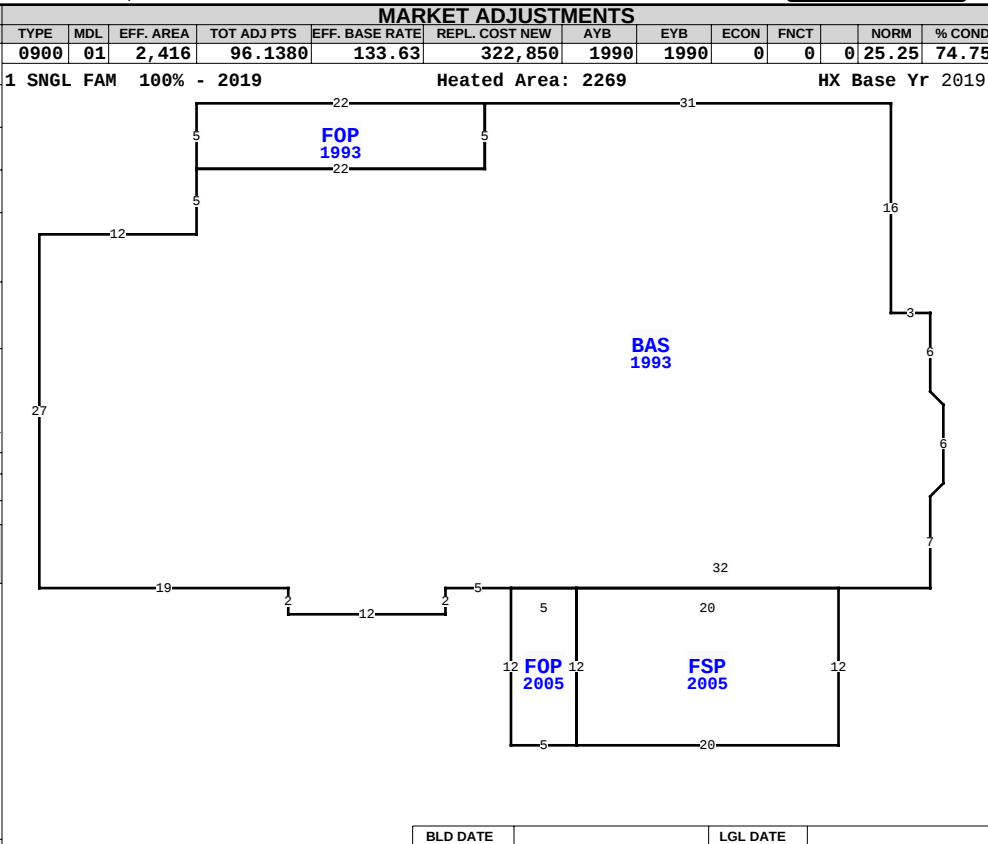
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	1993	2,269	226,646
FOP	110	30	1993	33	3,296
FOP	60	30	2005	18	1,798
FSP	240	40	2005	96	9,589
TOTALS	2,679			2,416	241,330

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0300	BOAT DCK W	0 100	17	10	170.00	SF	40.00	40.00	100	1983	1983	3	20	1,360	
4	1242	WD DECK A	0 100	13	5	65.00	SF	10.00	10.00	100	1983	1983	3	20	130	
5	0200	BARN WD 0-	0 100	0	0	831.00	SF	20.00	20.00	100	1995	1995	3	20	3,324	
7	0350	CARPORT WD	0 100	27	20	540.00	SF	13.00	13.00	100	2005	2005	3	21	1,474	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	02/04/2025	BY	TWA
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49118 FIRE FLY LN, HILLIARD	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE	12/11/2025	KBA
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
170.00	SF	40.00	40.00	100	1983	1983	3	20	1,360	
65.00	SF	10.00	10.00	100	1983	1983	3	20	130	
831.00	SF	20.00	20.00	100	1995	1995	3	20	3,324	
540.00	SF	13.00	13.00	100	2005	2005	3	21	1,474	

TOTAL OB/XF											8,528		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
05 OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00			

Total Acres: 2.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				248,297	
TOTAL MARKET OB/XF VALUE				8,528	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				336,825	
SOH/AGL Deduction				63,257	
ASSESSED VALUE				273,568	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				222,157	
TOTAL JUST VALUE				336,825	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				330,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000873	CO ISSUED	0	07/30/2021
21000873	REMODEL	198,180	01/26/2021
19000207	XFOB	0	01/01/2019
C4658	CO ISSUED	0	09/01/2005
MH4658	MH MOVE-ON	0	09/01/2005
E15631	ELEC OTHER	0	08/01/2005

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															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W31 FOP=[YR=1993] W22 S5 E22 N5\$ S5 W22 S5 W12 S27 E19 S2 E12 N2 E5 FOP=[YR=2005] S12 E5 FSP=[YR=2005] E20 N12 W20 S12\$ N12 W5\$ E32 N7 R1 U1 N6 L1 U1 N6 W3 N16\$.															

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