PT OF LOTS 1, 2 & 3
IN OR 2630/1198
CORNWALL SURVEY SEC 25-4N-24E

STRICKLAND PHILIP MICHAEL & CHRISTINA MARIE
38151 DAHOMA RD
HILLIARD, FL 32046

2023

25-4N-24-2020-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

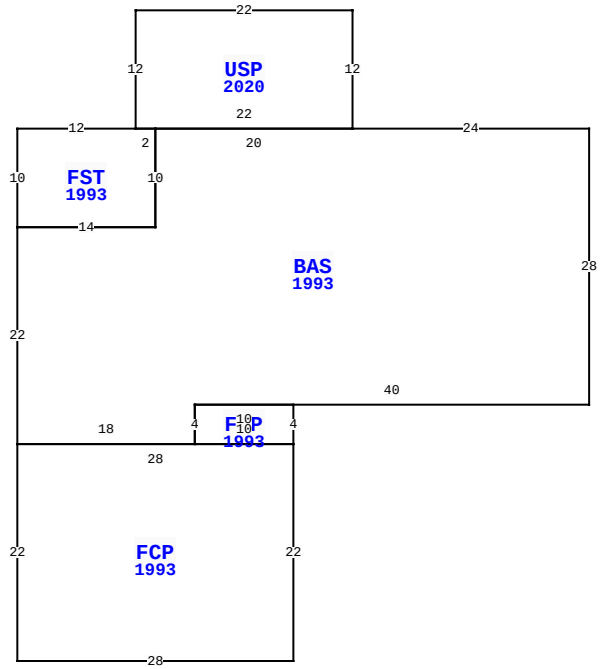
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1,556	135,571
FCP	616	25	154	13,418
FOP	40	30	12	1,045
FST	140	55	77	6,709
USP	264	30	79	6,883
TOTALS	2,616		1,878	163,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,878	112.0140	133.02	249,812	1968	1973	0	0	0	34.50	65.50

1 SNGL FAM – 100% - 2022 Heated Area: 1556 HX Base Yr 2022



38151 DAHOMA RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		163,627
TOTAL MARKET OB/XF VALUE		13,415
TOTAL LAND VALUE - MARKET		203,680
TOTAL MARKET VALUE		380,722
SOH/AGL Deduction		151,245
ASSESSED VALUE		229,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,477
TOTAL JUST VALUE		380,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1198	4/10/2023	WD	U	I	11	100
GRANTOR: ALLEN MARSHA N/K/A MA						
GRANTEE: STRICKLAND PHILIP M						
2515/1583	11/12/2021	WD	Q	I	01	375,900
GRANTOR: ALLEN MARSHA						
GRANTEE: STRICKLAND PHILIP M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 USP=[YR=2020] N12 W22 S12 FST=[YR=1993] W12 S10 E14 N10 W2 $ E22$ W20 S10 W14 S22 FCP=[YR=1993] S22 E28 N22 FOP=[YR=1993] N4 W10 S4 E10$ W28$ E18 N4 E40 N28$.

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	1980	1980	3	49	1,715	
2	0680	POLE SHED	0	100	0	0	672.00	SF	10.00	10.00	100	1980	1980	3	20	1,344	
3	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	2000	2000	3	80	2,236	
4	0200	BARN WD 0-	0	100	0	0	1,400.00	SF	20.00	20.00	100	2000	2000	3	29	8,120	

LAND DESCRIPTION

TOTAL OB/XF 13,415

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	10.72	AC		1.00	1.00	1.00	19,000.00	19,000.00	203,680							

REVIEW DATE 06/16/2021 BY TWA Total Acres: 10.72 Total Land Value: 203,680 Market: 0 Agricultural: 0 Common: 203,680 PRINTED 08/02/2023 BY SYS