

STRICKLAND REVOCABLE FAM TRUST/STRICKLAND DANIEL H
49142 RIVER BLUFF DR
HILLIARD, FL 32046

49-4N-25-4201-0004-0000

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall14WD SHINGLE 100

RooF Structur03GABLE/HIP 100

Roof Cover11SLATE 100

Interior Wall08DECORATIVE 100

Interior Floo03CONC FINSH 50

Interior Floo08SHT VINYL 50

Air Condition08ENG SPLIT 100

Heating Type09ENG F AIR 100

Bedrooms0100100

Bathrooms0100100

Frame02WOOD FRAME 100

Stories Units2.2.100
0100100

Occupancy00NONE 100

TOTALSTOTALS

1,5441,14352,032

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

120812CONCRETE C0100003,787.00SF4.004.001002018201839814,845

130810CONCRETE A010000520.00SF6.506.50100201820183983,312

140350CARPORT WD01001535525.00SF13.0013.00100201920193906,143

LAND DESCRIPTIONTOTAL OB/XF24,300

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE05/19/2020BYKBTotal Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

6500011,143134.090046.9353,64120192019003.0097.00

2 GARAGE RES - 100% - 2007Heated Area: 858HX Base Yr 2007

FOP2019BAS2019STR2019UUS2019

NASSAU COUNTY PROPERTYPAGE 2 of 24

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE459,457

TOTAL MARKET OB/XF VALUE45,687

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE655,144

SOH/AGL Deduction220,938

ASSESSED VALUE434,206

TOTAL EXEMPTION VALUE50,000

BASE TAXABLE VALUE384,206

TOTAL JUST VALUE655,144

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE538,424

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I V I RSN CD SALE PRICE

2606/021212/05/2022WDUII1152,857

GRANTOR: STRICKLAND DANIEL H &

GRANTEE: STRICKLAND REVOCABL

1253/05308/17/2004WDUII07100

GRANTOR: STRICKLAND DANIEL & P

GRANTEE: STRICKLAND DANIEL H

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W26 S7 BAS=[YR=2019] S33 E26 N33 W26\$ E26 N7\$ PTR=E20 UUS=[YR=2019] E14 S11 STR=[YR=2019] E6 S5 W4 N1 W9 N4 E7\$ W7 S4 E7 S19 W14 N34\$ W20\$.