PT SE1/4 OF SEC 4-3N-23E &
PT NW1/4 OF NW1/4 OF SEC
9-3N-23E IN OR 2304/366

STRICKLAND SUSAN K & TONY R
17446 PARADISE DR
HILLIARD, FL 32046

2024

04-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

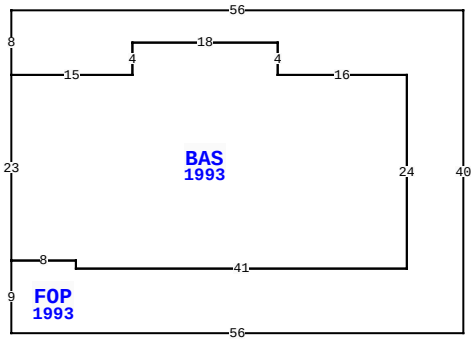
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

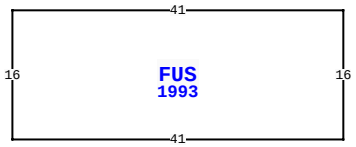
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1,240	103,102
FOP	1,000	30	300	24,944
FUS	656	100	656	54,544
TOTALS	2,896		2,196	182,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	103.8800	98.69	216,723	1984	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1896 HX Base Yr 2020





17446 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,570
TOTAL MARKET OB/XF VALUE		29,061
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		299,591
SOH/AGL Deduction		111,216
ASSESSED VALUE		188,375
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,375
TOTAL JUST VALUE		448,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/0366	9/16/2019	WD	U	I	11	100
GRANTOR: CIRCLE S PROPERTIES L						
GRANTEE: STRICKLAND SUSAN K						
2172/1690	1/25/2018	WD	Q	I	01	188,000
GRANTOR: JOHNSON CALVIN W & JA						
GRANTEE: CIRCLE S PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W56 S8 BAS=[YR=1993] S23 E8 S1 E41 N24 W16 N4 W18 S4 W15 $ E15 N4 E18 S4 E16 S24 W41 N1 W8 S9 E56 N40 $ PTR= E15 FUS=[YR=1993] E41 S16 W41 N16 $ W15 $.

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	0203	BARN MTL 0	0	100	30	20	600.00	SF	18.00	18.00	100	1980	1980	3	20	2,160	
2	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00	85.00	100	1985	1985	3	20	11,016	
3	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	100	1985	1985	3	47	1,704	
4	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	1990	1990	3	20	2,400	
5	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	7,840	
6	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50	6.50	100	1985	1985	3	47	1,473	
7	0803	ASPHALT C	0	100	0	0	2,285.00	SF	2.00	2.00	100	2004	2004	3	54	2,468	

LAND DESCRIPTION

TOTAL OB/XF 29,061

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	RURAL HOME	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 07/18/2024 BY WWA Total Acres: 10.00 Total Land Value: 62,960 Market: 152,000 Agricultural: 2,960 Common: 60,000 PRINTED 08/06/2024 BY SYS

PT SE1/4 OF SEC 4-3N-23E &
PT NW1/4 OF NW1/4 OF SEC
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NASSAU COUNTY PROPERTY

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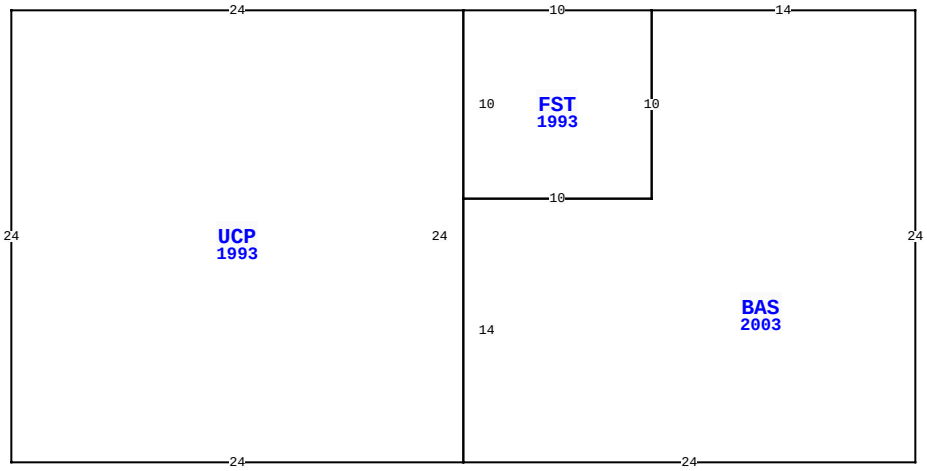
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	476	100	476	18,407
FST	100	55	55	2,127
UCP	576	20	115	4,448
TOTALS	1,152		646	24,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	646	91.8000	45.90	29,651	1984	1989	0	0	0	15.75	84.25

2 ACCESORY U – 0% - 2020 Heated Area: 476 HX Base Yr 2020



17446 PARADISE DR, HILLIARD

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XF DATE		LAND DATE	06/13/2023 MLU
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GRANTOR: CIRCLE S PROPERTIES L						
GRANTEE: STRICKLAND SUSAN K						
2172/1690	1/25/2018	WD	Q	I	01	188,000
GRANTOR: JOHNSON CALVIN W & JA						
GRANTEE: CIRCLE S PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FST=[YR=1993] W10 UCP=[YR=1993] W24 S24 E24 N24 $ S10 E10 N10 $ S10 W10 S14 E24 N24 $.

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

REVIEW DATE 07/18/2024 BY WWA Total Acres: 10.00 Total Land Value: 62,960 Market: 152,000 Agricultural: 2,960 Common: 60,000 PRINTED 08/06/2024 BY SYS