PT OF SW1/4 OF SW1/4 OF
SEC 15-2N-23E IN OR 1916/9

STRICKLAND BRUCE A & MARGARET/
2800 CODEY LANE
HILLIARD, FL 32046

2024

15-2N-23-0000-0009-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

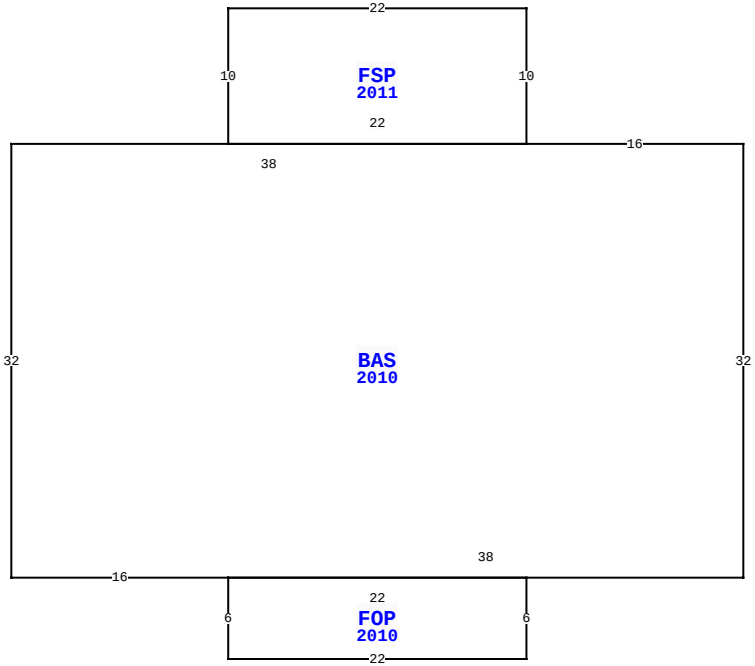
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,728	100	1,728	250,075
FOP	132	30	40	5,789
FSP	220	40	88	12,736
TOTALS	2,080		1,856	268,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,856	123.8230	154.78	287,272	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2002 Heated Area: 1728 HX Base Yr 2002



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

2800 CODEY LN, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		268,599
TOTAL MARKET OB/XF VALUE		5,219
TOTAL LAND VALUE - MARKET		296,000
TOTAL MARKET VALUE		311,703
SOH/AGL Deduction		168,839
ASSESSED VALUE		142,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,864
TOTAL JUST VALUE		569,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23044	CO ISSUED	0	12/30/2010
G01519	GAS	400	04/01/2010
E22401	ELEC OTHER	0	02/01/2010
P14162	OTHER	0	02/01/2010
R12195	REPAIR/RRF	6,000	11/01/2009
B23044	NEW CONSTR	150,000	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/0009	3/31/2014	QC	U	I	11	100
GRANTOR: STRICKLAND BRUCE A &						
GRANTEE: STRICKLAND BRUCE A						
0978/0675	3/29/2001	WD	U	I	11	180,000
GRANTOR: BARBER JAMES D ETAL						
GRANTEE: STRICKLAND BRUCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W16 FSP=[YR=2011] N10 W22 S10 E22$ W38 S32 E16
FOP=[YR=2010] S6 E22 N6 W22$ E38 N32$.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	5.53	5.53	100	2001	2001	3	80	1,768	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	100	2001	2001	3	29	3,451	

LAND DESCRIPTION

TOTAL OB/XF 5,219

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	415.00	415.00	7,885							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 20.00 Total Land Value: 37,885 Market: 266,000 Agricultural: 7,885 Common: 30,000 PRINTED 08/06/2024 BY SYS