

PT SEC 28-4N-25E
IN OR 2427/1957
UTIL ESMT IN OR 2445-1239

STRICKLAND TRENTON C & LAUREN
473073 MIDDLE RD
HILLIARD, FL 32046

2024

28-4N-25-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1,630	213,371
FGR	462	55	254	33,249
FOP	40	30	12	1,571
FSP	176	40	70	9,163
PTO	121	5	6	785
TOTALS	2,429		1,972	258,139

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,150.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,972	105.2520	131.56	259,436	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023											
Heated Area: 1630											
HX Base Yr 2023											
473073 MIDDLE RD, HILLIARD											

TOTAL OB/XF											
8,019											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			258,139
TOTAL MARKET OB/XF VALUE			8,019
TOTAL LAND VALUE - MARKET			54,000
TOTAL MARKET VALUE			320,158
SOH/AGL Deduction			2,321
ASSESSED VALUE			317,837
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			267,837
TOTAL JUST VALUE			320,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007484	CO ISSUED	0	06/16/2021
21001735	NEW CONSTR	226,744	02/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2427/1957	1/26/2021	WD	U	V	11
GRANTOR: STRICKLAND DONALD L S					
GRANTEE: STRICKLAND TRENTON					
2386/1133	8/13/2020	WD	U	V	11
GRANTOR: STRICKLAND DONALD L &					
GRANTEE: STRICKLAND TRENTON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 W8 D3 L3 PTO=[YR=2021] N11 W11 FSP=[YR=2021] W16 S11 E16 N11\$ S11E11\$ W27 S41 E12 FOP=[YR=2021] S5 E8 FGR=[YR=2021] S13 E21 N22 W21 S9\$ N5 W8\$ E8 N4 E21 N37\$.											