

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

2025

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



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1993	1,240	108,201
FOP	1,000	30	1993	300	26,178
FUS	656	100	1993	656	57,242

TOTALS	2,896			2,196	191,621
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0203	BARN MTL 0	0	100	30	20	600.00	SF	18.00
2	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25
4	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00
5	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
6	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50
7	0803	ASPHALT C	0	100	0	0	2,285.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00

REVIEW DATE 07/18/2024 BY WWA

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	103.88	228,120	1984	1989	0	0	0	16.00	84.00	
1 SINGLE FAM - 100% - 2020													
Heated Area: 1896						HX Base Yr 2020							
8 15 4 18 4 16 23 24 40 56 9 8 41 56 BAS 1993 41 16 16 41 FUS 1993													

17446 PARADISE DR, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE	11/04/2024	KBA

L N	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	44	1,595	
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	54	7,560	
6	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50	6.50	100	1985	1985	3	44	1,379	
7	0803	ASPHALT C	0	100	0	0	2,285.00	SF	2.00	2.00	100	2004	2004	3	52	2,376	

TOTAL OB/XF										28,486							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000

Total Acres: 10.00 Total Land Value: 72,960 Market: 156,000 Agricultural: 2,960 Common: 70,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										218,021				
TOTAL MARKET OB/XF VALUE										28,486				
TOTAL LAND VALUE - MARKET										226,000				
TOTAL MARKET VALUE										319,467				
SOH/AGL Deduction										125,020				
ASSESSED VALUE										194,447				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										143,725				
TOTAL JUST VALUE										472,507				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										448,631				

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 \$.									

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

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

[illegible]