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

2025

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

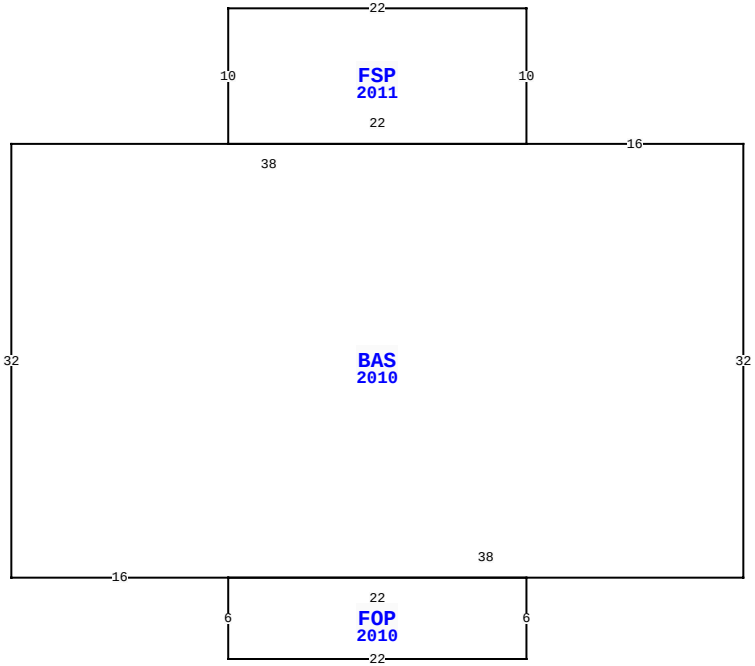
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2010	1,728	262,671
FOP	132	30	2010	40	6,080
FSP	220	40	2011	88	13,377
TOTALS	2,080			1,856	282,128

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	163.45	303,363	2010	2010	0	0	0	7.00	93.00

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



2800 CODEY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		282,128
TOTAL MARKET OB/XF VALUE		13,826
TOTAL LAND VALUE - MARKET		320,500
TOTAL MARKET VALUE		348,364
SOH/AGL Deduction		193,313
ASSESSED VALUE		155,051
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,329
TOTAL JUST VALUE		616,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,818

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	79	1,746	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	100	2001	2001	3	28	3,332	
3	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2025	2017		81	8,748	

LAND DESCRIPTION

TOTAL OB/XF 13,826

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	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	390.00	390.00	7,410							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 04/01/2020 BY TWA Total Acres: 20.00 Total Land Value: 52,410 Market: 275,500 Agricultural: 7,410 Common: 45,000 PRINTED 07/30/2025 BY SYS