PT SEC 28-4N-25E
IN OR 894/1439
(EX OR 2386/1133 &

STRICKLAND DONALD L SR/SMITH NANCY A
473093 MIDDLE ROAD
HILLIARD, FL 32046

2025

28-4N-25-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

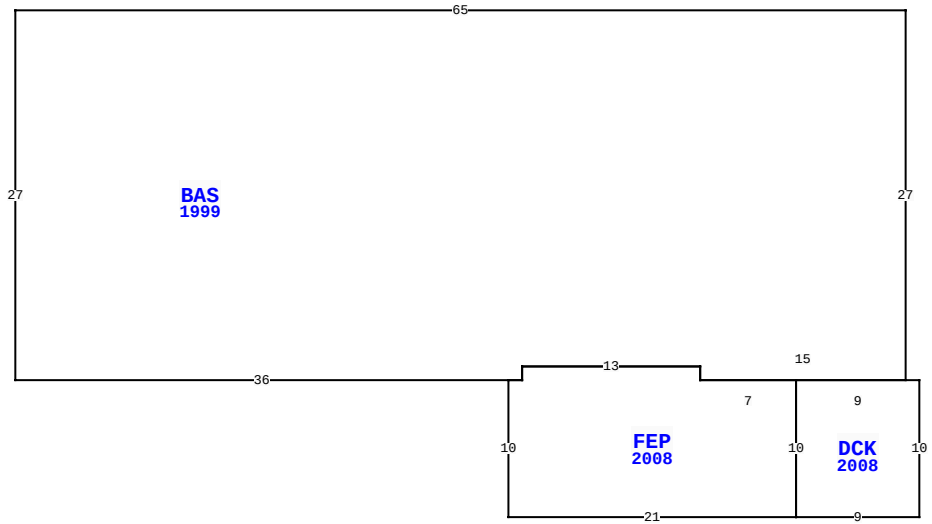
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1999	1,742	72,886
DCK	90	15	2008	14	586
FEP	223	85	2008	190	7,950
TOTALS	2,055			1,946	81,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,946	117.2000	99.62	193,861	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1932 HX Base Yr 1973



473093 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,927
TOTAL MARKET OB/XF VALUE		18,001
TOTAL LAND VALUE - MARKET		101,500
TOTAL MARKET VALUE		210,428
SOH/AGL Deduction		83,662
ASSESSED VALUE		126,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,044
TOTAL JUST VALUE		210,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992726	MH MOVE-ON	0	01/06/1999
MH94482	MH MOVE-ON	6,500	05/01/1994
7989	MH MOVE-ON	14,000	11/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0894/1439	8/10/1999	WD	Q	I	01	100
GRANTOR: STRICKLAND DONALD L						
GRANTEE: STRICKLAND DONALD S						
0643/0033	12/02/1991	WD	Q	I	01	100
GRANTOR: STRICKLAND NANCY A						
GRANTEE: STRICKLAND DONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W65 S27 E36 FEP=[YR=2008] S10 E21
DCK=[YR=2008] E9 N10 W9 S10$ N10 W7 N1 W13 S1 W1$ E1 N1 E13
S1 E15 N27$.

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	0	0	45.00	SF	6.50	6.50	100	1980	1980	3	30	88	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	2002	2002	3	20	293	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	6.60	6.60	100	2002	2002	3	20	475	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 18,001

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	000100	C	RES	100		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,500							

REVIEW DATE 06/10/2021 BY KBA Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 07/30/2025 BY SYS

PT SEC 28-4N-25E
IN OR 894/1439
(EX OR 2386/1133 &

STRICKLAND DONALD L SR/SMITH NANCY A
473093 MIDDLE ROAD
HILLIARD, FL 32046

2025

28-4N-25-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

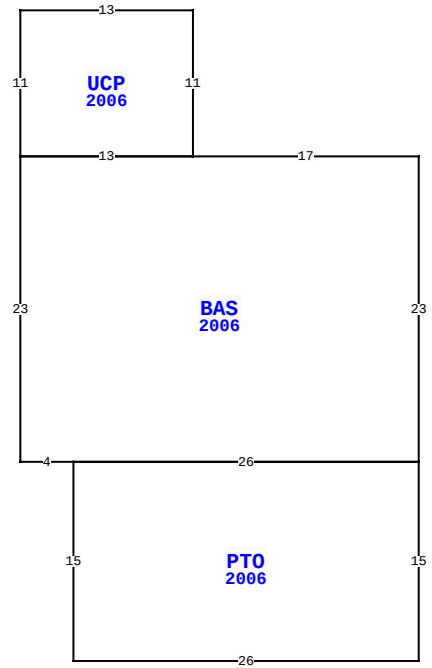
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	690	100	2006	690	8,874
PTO	390	5	2006	20	258
UCP	143	20	2006	29	373
TOTALS	1,223			739	9,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	739	46.9700	17.38	12,844	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 0 Heated Area: 690 HX Base Yr 1973



473093 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0894/1439	8/10/1999	WD	Q	I	01	100
GRANTOR: STRICKLAND DONALD L						
GRANTEE: STRICKLAND DONALD S						
0643/0033	12/02/1991	WD	Q	I	01	100
GRANTOR: STRICKLAND NANCY A						
GRANTEE: STRICKLAND DONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 UCP=[YR=2006] N11 W13 S11 E13$ W13 S23 E4
PTO=[YR=2006] S15 E26 N15 W26$ E26 N23$.

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 06/10/2021 BY KBA Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 07/30/2025 BY SYS