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

2025

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/LAMNT 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

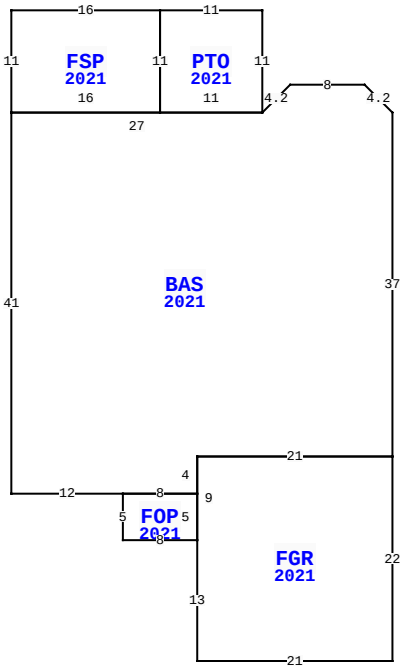
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	2021	1,630	224,191
FGR	462	55	2021	254	34,935
FOP	40	30	2021	12	1,650
FSP	176	40	2021	70	9,628
PTO	121	5	2021	6	826
TOTALS	2,429			1,972	271,230

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	138.93	273,970	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1630 HX Base Yr 2023



473073 MIDDLE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	271,230
TOTAL MARKET OB/XF VALUE	8,019
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	369,249
SOH/AGL Deduction	42,195
ASSESSED VALUE	327,054
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	276,332
TOTAL JUST VALUE	369,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,158

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	SALE PRICE
2427/1957	1/26/2021	WD	U	V	11	100
GRANTOR: STRICKLAND DONALD L S						
GRANTEE: STRICKLAND TRENTON						
2386/1133	8/13/2020	WD	U	V	11	100
GRANTOR: STRICKLAND DONALD L &						
GRANTEE: STRICKLAND TRENTON						

BUILDING NOTES

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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0812	CONCRETE C	0	100	0	0	1,150.00	SF	4.00	4.00	100	2021	2021	3	99	4,554	

LAND DESCRIPTION

TOTAL OB/XF 8,019

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 11/09/2021 BY KB Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS