LOT 4
KINGS PLANTATION PB 6/235

STRICKLAND REVOCABLE FAM TRUST/STRICKLAND DANIEL H
49142 RIVER BLUFF DR
HILLIARD, FL 32046

2025

49-4N-25-4201-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

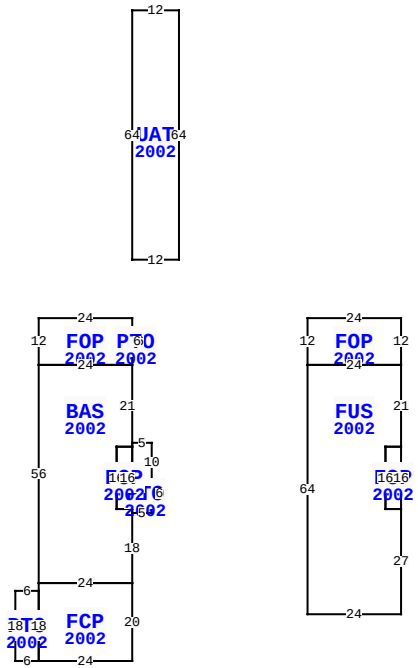
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	2002	1,280	172,617
FCP	480	25	2002	120	16,183
FOP	64	30	2002	19	2,562
FOP	64	30	2002	19	2,562
FOP	288	30	2002	86	11,598
FOP	288	30	2002	86	11,598
FUS	1,472	100	2002	1,472	198,509
PTO	12	5	2002	1	135
PTO	102	5	2002	5	675
PTO	108	5	2002	5	675
TOTALS	4,926			3,170	427,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,170	114.4710	151.10	478,987	2002	2002	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2007 Heated Area: 2752 HX Base Yr 2007



** This building has 11 Sub-Areas

49142 RIVER BLUFF DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,365
TOTAL MARKET OB/XF VALUE		66,416
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		697,781
SOH/AGL Deduction		214,101
ASSESSED VALUE		483,680
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,958
TOTAL JUST VALUE		697,781
NCON VALUE		23,478
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000604	GARAGE	45,361	02/01/2019
B018481	NEW CONSTR	236,400	06/01/2001
R3374	REPAIR/RRF	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0212	12/05/2022	WD	U	I	11	52,857
GRANTOR: STRICKLAND DANIEL H &						
GRANTEE: STRICKLAND REVOCABL						
1253/0530	8/17/2004	WD	U	I	07	100
GRANTOR: STRICKLAND DANIEL & P						
GRANTEE: STRICKLAND DANIEL H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W24 S12 BAS=[YR=2002] S56 FCP=[YR=2002] S2
PTO=[YR=2002] W6 S18 E6 N18$ S18 E24 N20 W24$ E24 N18
PTO=[YR=2002] E5 N2 E2 N6 W2 N10 W5 S1FOP=[YR=2002] W4 S16 E4
N16$ S17$ N1 W4 N16 E4 N21 W24$ E24 N3 PTO=[YR=2002] E2 N6 W2
S6$ N9$ PTR= E45 FOP=[YR=2002] E24 S12 FUS=[YR=2002] S21
FOP=[YR=2002] S16 W4 N16 E4$ W4 S16 E4 S27 W24 N64 E24$ W24
N12$ W45$ PTR=N15 UAT=[YR=2002] N64 E12 S64 W12$ S15$.

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	1242	WD DECK A	0	100	34	13	442.00	SF	10.00	10.00	100	2002	2002	3	20	884	
2	0300	BOAT DCK W	0	100	34	11	374.00	SF	40.00	40.00	100	2002	2002	3	29	4,338	
3	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2002	2002	3	20	288	
4	0940	SHEDS/PORT	0	100	5	3	15.00	SF	30.00	30.00	100	2002	2002	3	20	90	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
6	0303	FLT DOCK W	0	100	32	10	320.00	SF	26.00	26.00	100	2004	2004	3	32	2,662	
7	0310	AL GANG WY	0	100	24	4	96.00	LF	115.00	115.00	100	2004	2004	3	21	2,318	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	420	
9	0810	CONCRETE A	0	100	0	0	1,236.00	SF	6.50	6.50	100	2004	2004	3	83	6,668	
10	0812	CONCRETE C	0	100	0	0	3,787.00	SF	4.00	4.00	100	2018	2018	3	97	14,694	

TOTAL OB/XF 34,062

LAND DESCRIPTION

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	000132	C	RES RIVER	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/19/2020 BY KB Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	08	DECORATIVE 100
Interior Floo	03	CONC FINSH 50
Interior Floo	08	SHT VINYL 50
Air Condition	08	ENG SPLIT 100
Heating Type	09	ENG F AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

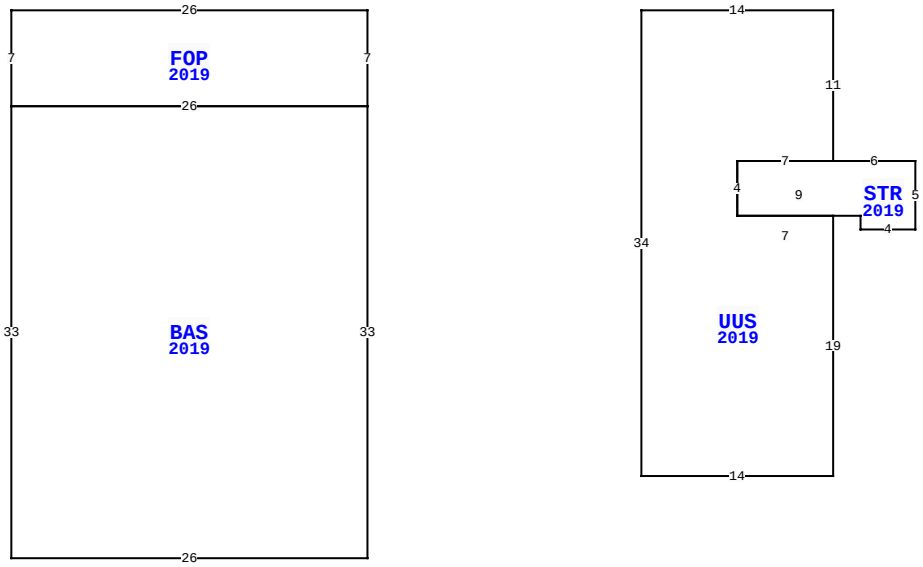
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	2019	858	40,437
FOP	182	30	2019	55	2,593
STR	56	10	2019	6	283
UUS	448	50	2019	224	10,557
TOTALS	1,544			1,143	53,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,143	134.0900	49.61	56,704	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2007 Heated Area: 858 HX Base Yr 2007



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GRANTOR: STRICKLAND DANIEL & P						
GRANTEE: STRICKLAND DANIEL H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W26 S7 BAS=[YR=2019] S33 E26 N33 W26$ E26 N7$ PTR=E20 UUS=[YR=2019] E14 S11 STR=[YR=2019] E6 S5 W4 N1 W9 N4 E7$ W7 S4 E7 S19 W14 N34$ W20$.

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
11	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	100	2018	2018	3	97	3,279	
12	0350	CARPORT WD	0	100	15	35	525.00	SF	13.00	13.00	100	2019	2019	3	82	5,597	
13	0920	CWALL-WD/M	0	100	0	0	70.00	LF	390.00	390.00	100	2025	2020		86	23,478	

LAND DESCRIPTION

TOTAL OB/XF 32,354

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

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