

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

2026

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	113,269
FOP	1,000	30	1993	300	27,404
FUS	656	100	1993	656	59,923

TOTALS	2,896			2,196	200,596
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0203	BARN MTL 0	0 100	30	20	600.00	SF	18.00	18.00
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
4	0351	CARPORT MT	0 100	40	30	1,200.00	SF	10.00	10.00
5	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00

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
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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	109.07	239,518	1984	1989	0	0	0	16.25	83.75
1 SINGLE FAM 100% - 2020 Heated Area: 1896 HX Base Yr 2020												
8 15 4 18 4 16 23 24 40 56 9 41 56 BAS 1993 41 16 16 41 16 FUS 1993												

17446 PARADISE DR, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	11/04/2024	KBA
	INC DATE	AG DATE		

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	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1985	1985	04	85	42,500	
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	51.5	3,605	

TOTAL OB/XF										50,665						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,000.00	19,000.00
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00

Total Acres:	10.00	Total Land Value:	40,960	Market:	152,000	Agricultural:	2,960	Common:	38,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		228,410			
TOTAL MARKET OB/XF VALUE		50,665			
TOTAL LAND VALUE - MARKET		190,000			
TOTAL MARKET VALUE		320,035			
SOH/AGL Deduction		119,717			
ASSESSED VALUE		200,318			
TOTAL EXEMPTION VALUE		51,411		HX HB	
BASE TAXABLE VALUE		148,907			
TOTAL JUST VALUE		469,075			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		472,507			

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 \$.									

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