

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

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

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	14	WD SHINGLE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	11	SLATE 100			
Interior Wall	08	DECORATIVE 100			
Interior Floor	03	CONC FINSH 50			
Interior Floor	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	42,181
FOP	182	30	2019	55	2,704
STR	56	10	2019	6	295
UUS	448	50	2019	224	11,012
TOTALS	1,544			1,143	56,192

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	52.30	59,779	2019	2019	0	0	6.00	94.00
2 GARAGE RES 100% - 2007 Heated Area: 858 HX Base Yr 2007											
FOP 2019 BAS 2019 STR 2019 UUS 2019											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										503,828		
TOTAL MARKET OB/XF VALUE										39,567		
TOTAL LAND VALUE - MARKET										200,000		
TOTAL MARKET VALUE										743,395		
SOH/AGL Deduction										246,918		
ASSESSED VALUE										496,477		
TOTAL EXEMPTION VALUE					HX HB		51,411					
BASE TAXABLE VALUE										445,066		
TOTAL JUST VALUE										743,395		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										697,781		