

N1/2 OF SW1/4 (LESS 20A) &
SW1/4 OF NW1/4
PARCELS 8 & 6

MEEK MARILYN J/MEEK SHON E ET AL
17793 CROSSBRANCH ROAD
HILLIARD, FL 32046

2023

10-3N-23-0000-0008-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	25	MOD METAL 90			0100	01	7,175	91.7700	82.82	594,234	2009	2009	0	0	0	6.83	93.17	VALUATION BY		STANDARD										
Exterior Wall	20	FACE BRICK 10			1 SINGLE FAM - 100% - 2010										Heated Area: 3600				HX Base Yr 2010											
Roof Structur	03	GABLE/HIP 100																Tax Group: 4		Tax Dist:										
Roof Cover	12	MODULAR MT 100																BUILDING MARKET VALUE		599,144										
Interior Wall	07	NONE 60																TOTAL MARKET OB/XF VALUE		45,430										
Interior Wall	05	DRYWALL 40																TOTAL LAND VALUE - MARKET		324,000										
Interior Floo	03	CONC FINSH 60																TOTAL MARKET VALUE		695,074										
Interior Floo	14	CARPET 40																SOH/AGL Deduction		309,373										
Air Condition	03	CENTRAL 100																ASSESSED VALUE		385,701										
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		HX HB WX 55,000										
Bedrooms	3	100																BASE TAXABLE VALUE		330,701										
Bathrooms	5	100																TOTAL JUST VALUE		968,574										
Frame	05	STEEL 100			NCON VALUE		0																							
Stories	2.	2. 100			INCOME VALUE																									
Units	0	100			PREVIOUS YEAR MKT VALUE		707,569																							
BUD8 Adjustme	04	DIST 01 100																												
Occupancy	00	NONE 100																												
Quality	06	Quality Level 06																												
DOR CODE	5000	IMPROVED AG																												
MAP NUM		MKT AREA																												
NEIGHBORHOOD/LOC	9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,800	100	1,800	138,894																										
FOP	2,916	30	875	67,518																										
FUS	1,800	100	1,800	138,894																										
UGR	6,000	45	2,700	208,341																										
TOTALS	12,516		7,175	553,648																										
EXTRA FEATURES					17793 CROSS BRANCH RD, HILLIARD										BLD DATE		LGL DATE		06/13/2023		MLU									
															XF DATE		LAND DATE													
															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														
3	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000															
5	0810	CONCRETE A	0	100	20	14	280.00	SF	6.50	6.50	100	1960	1960	3	20	364														
6	0812	CONCRETE C	0	100	0	0	1,238.00	SF	4.00	4.00	100	2009	2009	3	91	4,506														
8	0205	BARN MTL 3	0	100	80	40	3,200.00	SF	12.00	12.00	100	2018	2018	3	90	34,560														

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