PT OF SW1/4 OF SE1/4 OF
SEC 10-3N-23E IN OR 2121/744

SANDERSON DOLORES & JOSEPH
17101 CROSS BRANCH RD
HILLIARD, FL 32046

2023

10-3N-23-0000-0011-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

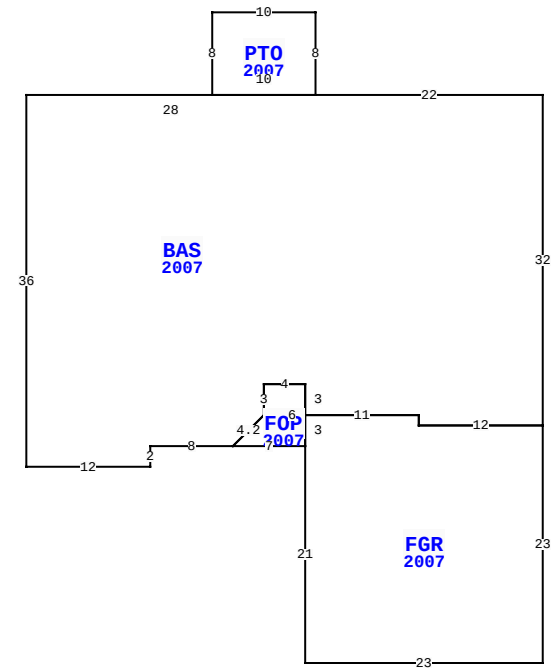
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	1,639	163,164
FGR	540	55	297	29,566
FOP	29	30	9	896
PTO	80	5	4	398
TOTALS	2,288		1,949	194,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	124.2934	112.17	218,619	2007	2007	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1639 HX Base Yr 2018



17101 CROSS BRANCH RD, HILLIARD

BLD DATE	07/18/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,632
TOTAL MARKET OB/XF VALUE		3,897
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		243,529
SOH/AGL Deduction		70,627
ASSESSED VALUE		172,902
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,902
TOTAL JUST VALUE		243,529
NCON VALUE		15,608
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016122	ADDITION	27,197	10/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/0744	4/17/2017	SW	Q	I	01	170,000
GRANTOR: VENTURES TRUST 2013-I						
GRANTEE: SANDERSON DOLORES &						
2037/1096	4/04/2016	CT	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: VENTURES TRUST 2013						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22PTO=[YR=2007] N8W10S8E10$
W28S36E12N2E8FOP=[YR=2007] E7 FGR=[YR=2007]
S21E23N23W12N1W11S3$N6 W4S3 L3 D3 $ U3 R3 N3E4S3E11S1
E12N32$.

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	0810	CONCRETE A	0	100	0	0	644.00	SF	6.50	6.50	100	2007	2007	3	89	3,726	
2	1127	BRICK 8"	0	100	0	0	32.00	SF	5.50	5.50	100	2007	2007	3	97	171	

LAND DESCRIPTION

TOTAL OB/XF 3,897

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/11/2023 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

PT OF SW1/4 OF SE1/4 OF
SEC 10-3N-23E IN OR 2121/744

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2023

10-3N-23-0000-0011-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

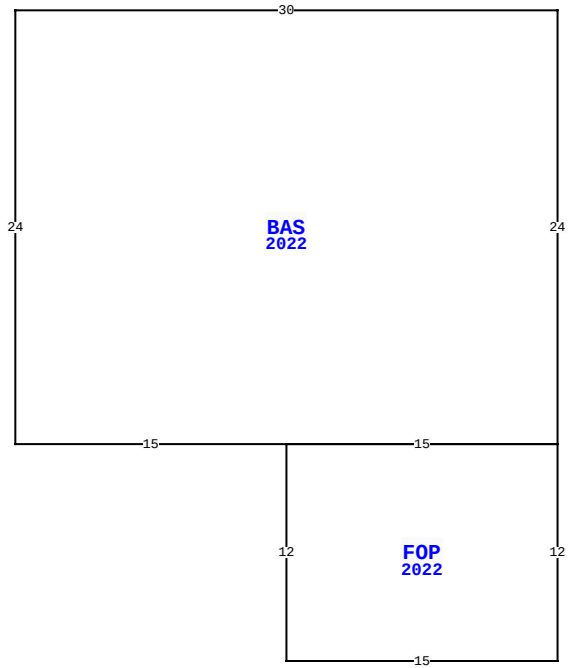
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,519
FOP	180	30	54	1,089
TOTALS	900		774	15,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	774	58.1900	20.37	15,766	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2018 Heated Area: 720 HX Base Yr 2018



17101 CROSS BRANCH RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2037/1096	4/04/2016	CT	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: VENTURES TRUST 2013						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S24 E15 FOP=[YR=2022] S12 E15 N12 W15$
E15 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2023 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS