

JORDAN FAMILY REV LIV TRUST/JORDAN DEBRA J TRUSTEE
17042 CROSS BRANCH RD
HILLIARD, FL 32046

10-3N-23-1225-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD																					
Exterior Wall	20	FACE BRICK 100	0900	01	1,906	121.7062	144.53	275,474	2015	2015	0	0	5.25	94.75	261,012	0	03/31/2016	261,012																					
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017										Heated Area: 1610										HX Base Yr 2017																
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										261,012																
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										24,907																
Interior Floor	08	SHT VINYL 70											TOTAL LAND VALUE - MARKET										30,300																
Interior Floor	11	CLAY TILE 30											TOTAL MARKET VALUE										316,219																
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										140,674																
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										175,545																
Bedrooms	3	100											TOTAL EXEMPTION VALUE										50,000																
Bathrooms	2	100											BASE TAXABLE VALUE										125,545																
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										316,219																
Stories	0	0 100											NCON VALUE										0																
Units	0	0 100	INCOME VALUE																																				
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										261,398																										
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	1,610	100	1,610	220,477																																			
FGR	417	55	229	31,359																																			
FOP	25	30	8	1,095																																			
FOP	196	30	59	8,079																																			
TOTALS										2,248										1,906										261,012									
EXTRA FEATURES										17042 CROSS BRANCH RD, HILLIARD																													
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	0812	CONCRETE C	0 100	0	0	1,546.00	SF	4.00	4.00	100	2015	2015	3	96	5,937																								
2	0476	VF 6 SBPL	0 100	0	0	580.00	LF	32.00	32.00	100	2019	2019	3	96	17,818																								
3	0470	VNYL GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2019	2019	3	96	1,152																								
LAND DESCRIPTION										TOTAL OB/XF										24,907																			
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300																						
REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS																																							