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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

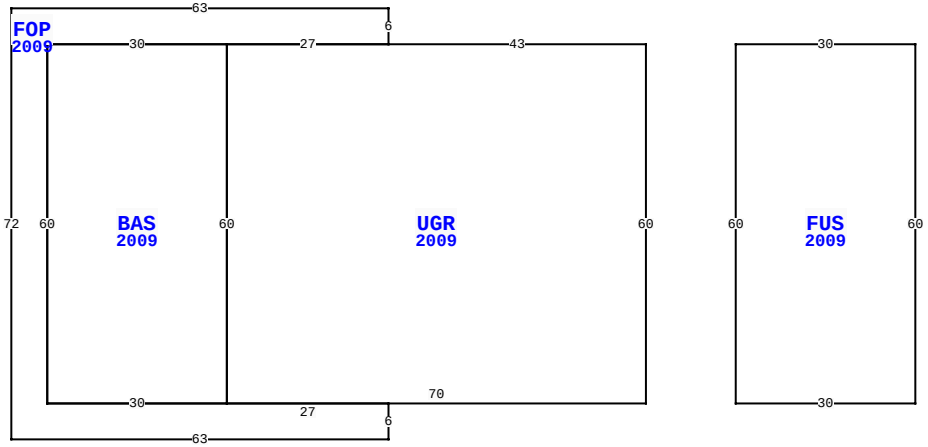
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	05	STEEL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	149,726
FOP	1,116	30	335	27,865
FUS	1,800	100	1,800	149,726
UGR	4,200	45	1,890	157,212
TOTALS	8,916		5,825	484,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,825	71.8200	89.78	522,968	2009	2009	0	0	0	7.35	92.65

1 SNGL FAM – 100% - 2010 Heated Area: 3600 HX Base Yr 2010



17793 CROSS BRANCH RD, HILLIARD

BLD DATE		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		529,552
TOTAL MARKET OB/XF VALUE		44,229
TOTAL LAND VALUE - MARKET		324,000
TOTAL MARKET VALUE		621,191
SOH/AGL Deduction		227,367
ASSESSED VALUE		393,824
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		338,824
TOTAL JUST VALUE		897,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003979	GARAGE	0	06/27/2017
C19716	CO ISSUED	0	02/19/2009
B21347	ADDITION	25,000	04/01/2008
M13430	MECH OTHER	0	11/01/2007
E20184	ELEC OTHER	4,500	10/01/2007
P12357	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1661/0311	2/04/2010	WD	U	I	11	100
GRANTOR: JONES RONALD N & NANC						
GRANTEE: MEEK MERVIN E & MAR						
1376/1630	12/28/2005	WD	Q	I		585,000
GRANTOR: JONES RONALD N & NANC						
GRANTEE: MEEK MERVIN E ETAL						

BUILDING NOTES

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000	
2	0810	CONCRETE A	0	100	20	14	280.00	SF	6.50	6.50	100	1960	1960	3	20	364	
3	0812	CONCRETE C	0	100	0	0	1,238.00	SF	4.00	4.00	100	2009	2009	3	90	4,457	
4	0205	BARN MTL 3	0	100	80	40	3,200.00	SF	12.00	12.00	100	2018	2018	3	87	33,408	

BUILDING DIMENSIONS

UGR=[YR=2009;ORIG=0,0] W43 W27 S60 E70 N60 $
FOP=[YR=2009;ORIG=-43,0] N6 W63 S72 E63 N6 W27 W30 N60 E30 E27 $
BAS=[YR=2009;ORIG=-70,60] W30 N60 E30 S60 $
FUS=[YR=2009;ORIG=15,0] E30 S60 W30 N60 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 44,229

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	370.00	370.00	16,650							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	49.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	294,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 50.00 Total Land Value: 47,410 Market: 294,000 Agricultural: 17,410 Common: 30,000 PRINTED 08/06/2024 BY SYS

N1/2 OF SW1/4 (LESS 20A) &
SW1/4 OF NW1/4
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

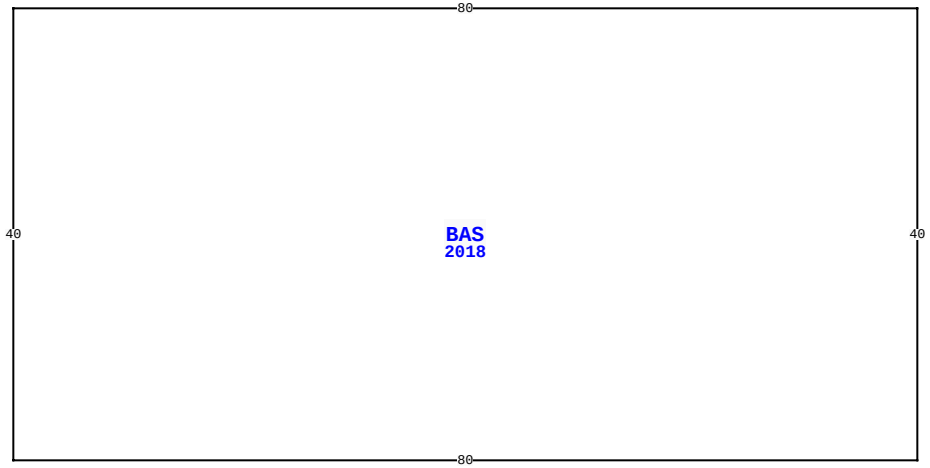
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	45,022
TOTALS	3,200		3,200	45,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,200	42.3200	14.81	47,392	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2010 Heated Area: 3200 HX Base Yr 2010



17793 CROSS BRANCH RD, HILLIARD

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XF DATE		LAND DATE	06/13/2023 MLU
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TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		338,824
TOTAL JUST VALUE		897,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10252	REPAIR/RRF	7,100	04/01/2007
B19716	NEW CONSTR	572,946	04/01/2007
MH94620	MH MOVE-ON	19,900	10/01/1994
MH94565	MH MOVE-ON	15,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1661/0311	2/04/2010	WD	U	I	11	100
GRANTOR: JONES RONALD N & NANC						
GRANTEE: MEEK MERVIN E & MAR						
1376/1630	12/28/2005	WD	Q	I		585,000
GRANTOR: JONES RONALD N & NANC						
GRANTEE: MEEK MERVIN E ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W80 S40 E80 N40$.

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 02/14/2024 BY KBA Total Acres: 50.00 Total Land Value: 47,410 Market: 294,000 Agricultural: 17,410 Common: 30,000 PRINTED 08/06/2024 BY SYS