

PT NE1/4 OF SW1/4
IN OR 2576/354
(EX PT IN OR 2042/1751 &

SPURLOCK SARAH BELL/RHODEN ARNOLD LEWIS JR
17320 CROSS BRANCH RD
HILLIARD, FL 32046

2024

10-3N-23-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

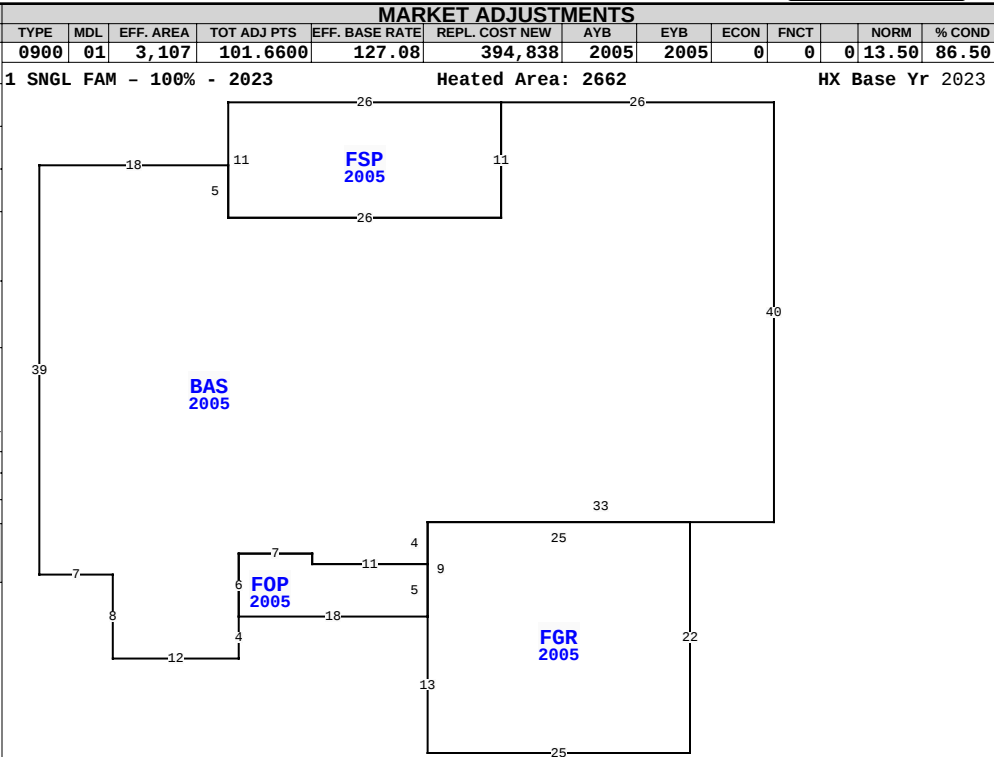
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,662	100	2,662	292,618
FGR	550	55	302	33,197
FOP	97	30	29	3,188
FSP	286	40	114	12,531

TOTALS	3,595		3,107	341,535
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0202	BARN WD 30	0	100	0	0	3,150.00	SF	15.00	15.00	
3	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20	5.20	
5	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	100	0	0	410.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR			6.62	AC	



17320 CROSS BRANCH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0202	BARN WD 30	0	100	0	0	3,150.00	SF	15.00	15.00	100	2005	2005	3	40	18,900	
3	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20	5.20	100	2005	2005	3	86	3,730	
5	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2024	2023		100	36,040	
6	0845	KOOL DECK	0	100	0	0	410.00	SF	7.25	7.25	100	2024	2023		100	2,973	

TOTAL OB/XF											
64,758											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						341,535					
TOTAL MARKET OB/XF VALUE						64,758					
TOTAL LAND VALUE - MARKET						125,780					
TOTAL MARKET VALUE						532,073					
SOH/AGL Deduction						60,951					
ASSESSED VALUE						471,122					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						421,122					
TOTAL JUST VALUE						532,073					
NCON VALUE						39,013					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						481,514					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004849	NEW POOL	76,854	04/14/2023
E0514255	ELEC OTHER	500	02/01/2005
B0414242	ADDITION	0	12/01/2004
B0413184	NEW CONSTR	218,000	01/07/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2576/0354	6/27/2022	WD	Q	I	01	600,000			
GRANTOR: PICKETT THOMAS ROGER									
GRANTEE: SPURLOCK SARAH BELL									
1238/0343	6/16/2004	WD	Q	V		100,000			
GRANTOR: JONES RONALD N & NANC									
GRANTEE: PICKETT TIMOTHY R &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W26 FSP=[YR=2005] W26 S11 E26 N11\$ S11 W26 N5 W18 S39 E7 S8 E12 N4 FOP=[YR=2005] E18 FGR=[YR=2005] S13 E25 N22 W25 S9\$ N5 W11 N1 W7 S6\$ N6 E7 S1 E11 N4 E33 N40 \$.											