PT OF N1/2 OF NE1/4 OF
SW1/4 OF SEC 10-3N-23E IN
OR 2062/1600 BEING PARCEL "A"

HOWELL SUZANNAH & CHASE
PO BOX 1323
HILLIARD, FL 32046

**2024**

**10-3N-23-0000-0008-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

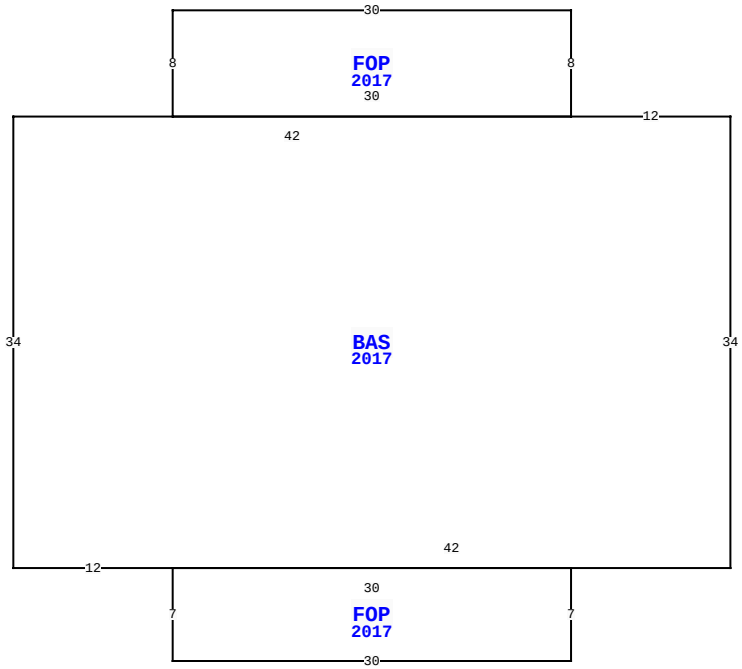
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,836 | 100 | 1,836 | 246,443 |
| FOP | 210 | 30 | 63 | 8,456 |
| FOP | 240 | 30 | 72 | 9,664 |
| TOTALS | 2,286 | | 1,971 | 264,564 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,971 | 110.1373 | 137.67 | 271,348 | 2017 | 2017 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 1836 HX Base Yr 2019




| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE 06/13/2023 MLU |
| INC DATE | | | AG DATE |

17400 CROSS BRANCH RD, HILLIARD

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 264,564 |
| TOTAL MARKET OB/XF VALUE | | 10,951 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 335,515 |
| SOH/AGL Deduction | | 102,592 |
| ASSESSED VALUE | | 232,923 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 182,923 |
| TOTAL JUST VALUE | | 335,515 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 324,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| AP162410 | CO ISSUED | 0 | 01/30/2017 |
| B1632880 | NEW CONSTR | 219,572 | 08/31/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2062/1600 | 7/18/2016 | QC | U | V | 11 | 100 |
| GRANTOR: PICKETT TIMOTHY ROGER | | | | | | |
| GRANTEE: HOWELL CHASE & SUZA | | | | | | |
| 2042/1751 | 4/27/2016 | QC | U | V | 11 | 100 |
| GRANTOR: PICKETT TIMOTHY ROGER | | | | | | |
| GRANTEE: HOWELL SUZANNAH & C | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] N8 W30 S8 E30$ W42 S34 E12
FOP=[YR=2017] S7 E30 N7 W30$ E42 N34$.

### 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 | 0350 | CARPORT WD | 0 | 100 | 36 | 30 | 1,080.00 | SF | 13.00 | 13.00 | 100 | 2017 | 2017 | 3 | 78 | 10,951 | |

### LAND DESCRIPTION

TOTAL OB/XF 10,951

| 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 | 000100 | C | SFR | 100 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 60,000 | | | | | | | |

REVIEW DATE 05/04/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS