LOT 1
LONESOME OAK ESTATES PB 8/8

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

2024

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

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	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

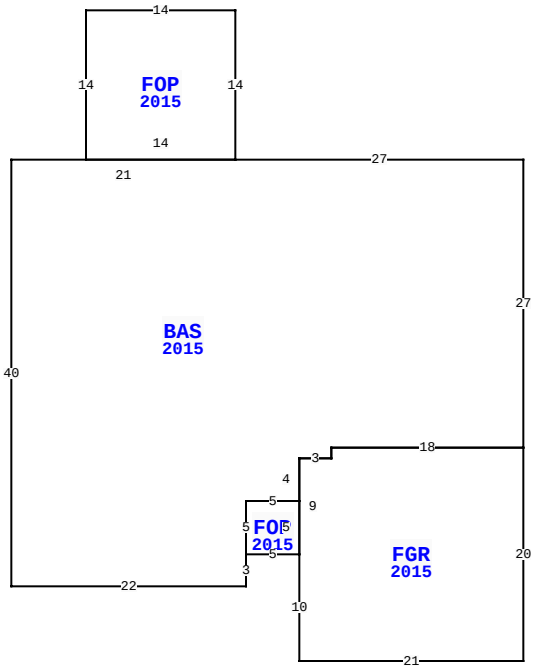
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	1,610	230,233
FGR	417	55	229	32,748
FOP	25	30	8	1,144
FOP	196	30	59	8,437
TOTALS	2,248		1,906	272,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,906	121.7062	152.13	289,960	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 1610 HX Base Yr 2017



17042 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		272,562
TOTAL MARKET OB/XF VALUE		24,647
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		327,509
SOH/AGL Deduction		146,698
ASSESSED VALUE		180,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,811
TOTAL JUST VALUE		327,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531265	CO ISSUED	0	03/31/2016
B1531265	NEW CONSTR	182,062	10/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1104	2/22/2021	WD	U	I	11	100
GRANTOR: JORDAN JENCY A & DEBR						
GRANTEE: JORDAN FAMILY REVOC						
2436/0879	2/22/2021	WD	U	I	11	100
GRANTOR: JORDAN JENCY A						
GRANTEE: JORDAN DEBRA J & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W27 FOP=[YR=2015] N14 W14 S14 E14$ W21 S40 E22 N3 FOP=[YR=2015] E5 FGR=[YR=2015] S10 E21 N20 W18 S1 W3 S9$ N5 W5 S5$ N5 E5 N4 E3 N1 E18 N27$.

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	0812	CONCRETE C	0	100	0	0	1,546.00	SF	4.00	4.00	100	2015	2015	3	95	5,875	
2	0476	VF 6 SBPL	0	100	0	0	580.00	LF	32.00	32.00	100	2019	2019	3	95	17,632	
3	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2019	2019	3	95	1,140	

LAND DESCRIPTION

TOTAL OB/XF 24,647

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	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 08/06/2024 BY SYS