

MEEK MARILYN J/MEEK SHON E ET AL
17793 CROSSBRANCH ROAD
HILLIARD, FL 32046

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

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		6500	01	3,200	42.3200	15.66	50,112	2018	2018	0	0	0	6.00	94.00	VALUATION BY										STANDARD						
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES - 100% - 2010													Heated Area: 3200										HX Base Yr 2010						
Roof Cover		12	MODULAR MT 100		BAS 2018													BUILDING MARKET VALUE										555,801						
Interior Wall			N/A 100															TOTAL MARKET OB/XF VALUE										43,027						
Interior Floo		03	CONC FINSH 100															TOTAL LAND VALUE - MARKET										461,500						
Air Condition		99	N/A 100															TOTAL MARKET VALUE										661,238						
Heating Type			N/A 100															SOH/AGL Deduction										256,211						
Bedrooms			0 100															ASSESSED VALUE										405,027						
Bathrooms			0 100															TOTAL EXEMPTION VALUE										55,722						
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										349,305						
Stories		0	0 100															TOTAL JUST VALUE										1,060,328						
Units			0 100															NCON VALUE										0						
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										897,781																			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	3,200	100	2018	3,200	47,105																													
TOTALS					3,200			3,200	47,105	17793 CROSS BRANCH RD, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU						
EXTRA FEATURES										XF DATE				LAND DATE		11/04/2024		KBA																
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																
																		</																