

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

2025

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. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

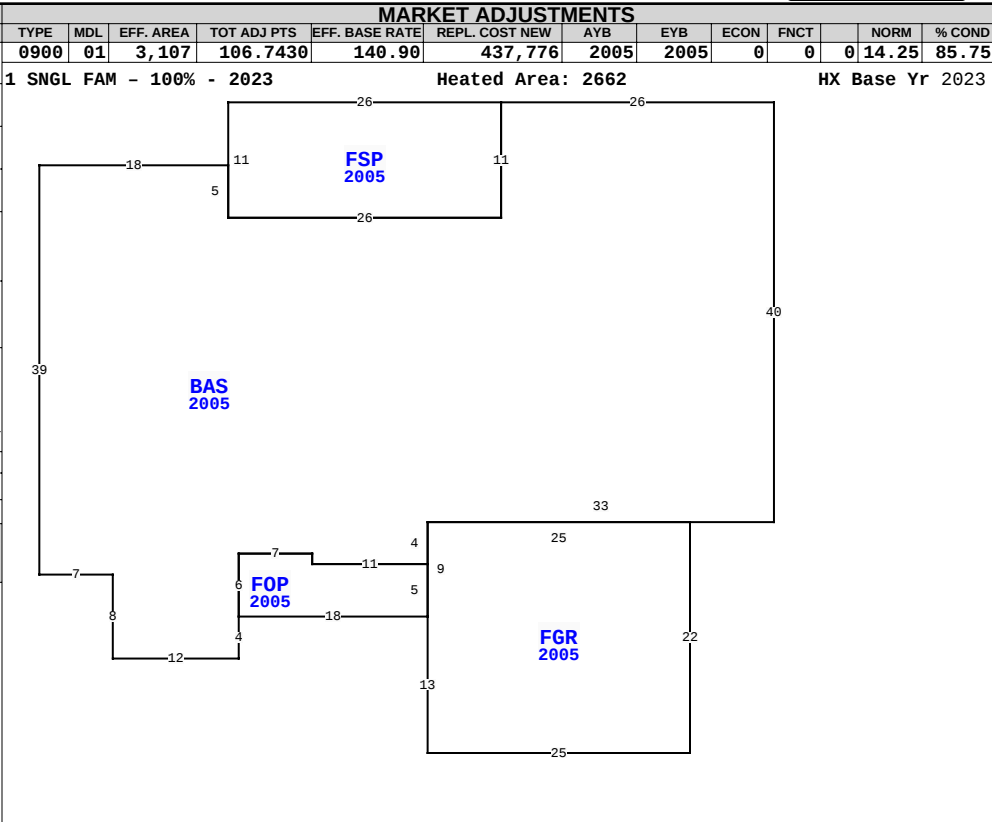
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,662            | 100         | 2005 | 2,662        | 321,628              |
| FGR       | 550              | 55          | 2005 | 302          | 36,488               |
| FOP       | 97               | 30          | 2005 | 29           | 3,504                |
| FSP       | 286              | 40          | 2005 | 114          | 13,774               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,595 |  |  | 3,107 | 375,393 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 |
| 2              | 0202       | BARN WD 30  | 0   | 100 | 0 | 0 | 3,150.00 | SF | 15.00    |
| 3              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 834.00   | SF | 5.20     |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 424.00   | SF | 85.00    |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,055.00 | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | OR       |       |       | 6.62        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 10/02/2023 | BY | WWX |
|-------------|------------|----|-----|



|                                 |          |           |            |     |
|---------------------------------|----------|-----------|------------|-----|
| 17320 CROSS BRANCH RD, HILLIARD | BLD DATE | LGL DATE  | 05/09/2025 | MLU |
|                                 | XF DATE  | LAND DATE |            |     |
|                                 | INC DATE | AG DATE   |            |     |

| 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 | 88     | 3,080           |       |
| 2   | 0202       | BARN WD 30  | 0   | 100 | 0 | 0 | 3,150.00 | SF | 15.00    | 15.00          | 100       | 2005    | 2005        | 3 | 36     | 17,010          |       |
| 3   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 834.00   | SF | 5.20     | 5.20           | 100       | 2005    | 2005        | 3 | 84     | 3,643           |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 424.00   | SF | 85.00    | 85.00          | 100       | 2024    | 2023        |   | 98     | 35,319          |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,055.00 | SF | 10.00    | 10.00          | 100       | 2024    | 2023        |   | 100    | 10,550          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1                | 000100   | C   | RES                  | 100 |     | OR       |       |       | 6.62        | AC          |     | 1.00     | 1.00   | 1.00    | 19,500.00  | 19,500.00      | 129,090    |                             |      |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 6.62 | Total Land Value: 129,090 | Market: 0 | Agricultural: 0 | Common: 129,090 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | 4           |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 375,393     |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 69,602      |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 129,090     |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 574,085     |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 89,300      |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 484,785     |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722      |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 434,063     |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 574,085     |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 532,073     |  |  |  |  |  |  |  |  |  |

| 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<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>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 |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| 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 \$ . |  |  |  |  |  |  |  |  |  |