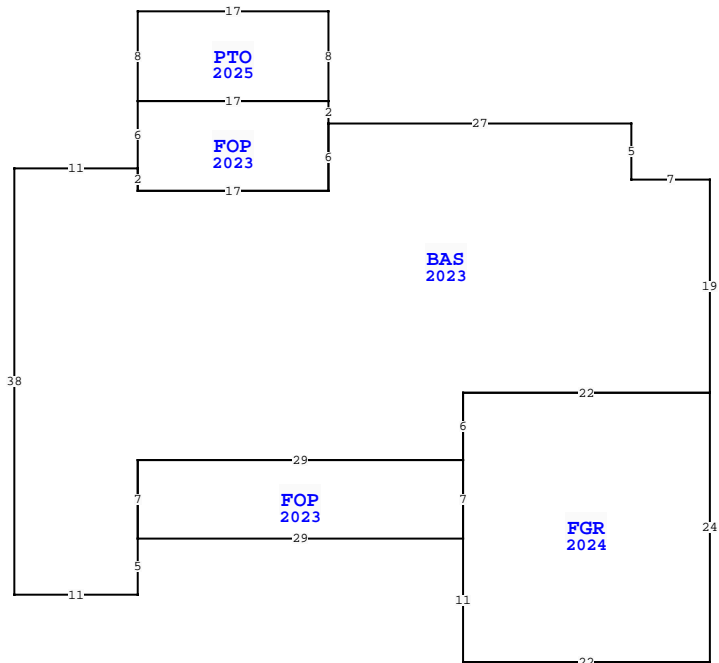




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	100
Interior Floor	01	NONE	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	YEAR
BAS	1,679	100	2023
FGR	528	55	2024
FOP	136	30	2023
FOP	203	30	2023
PTO	136	5	2025
TOTALS	2,682		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,078	119.6580	157.95	328,220	2023	2023	0	0	0.08	99.92
1 SNGL FAM - 100% - 2024 Heated Area: 1679 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			345,128
TOTAL MARKET OB/XF VALUE			6,807
TOTAL LAND VALUE - MARKET			124,410
TOTAL MARKET VALUE			476,345
SOH/AGL Deduction			209,602
ASSESSED VALUE			266,743
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			216,021
TOTAL JUST VALUE			476,345
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008312	CO ISSUED		06/28/2023
23003242	GARAGE	0	03/13/2023
22016898	NEW CONSTR	318,906	11/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1886	8/12/2022	WD	U	V	11	100

GRANTOR: SPURLOCK SARAH BELL &  
GRANTEE: PICKETT TIMOTHY ROG

EXTRA FEATURES		17360 CROSS BRANCH RD, HILLIARD	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
2	0500	FP-PRE FAB	0 100

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	0811	CONCRETE B	0 100	0	0	636.00	SF	5.20	5.20	100	2024	2023		100	3,307	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

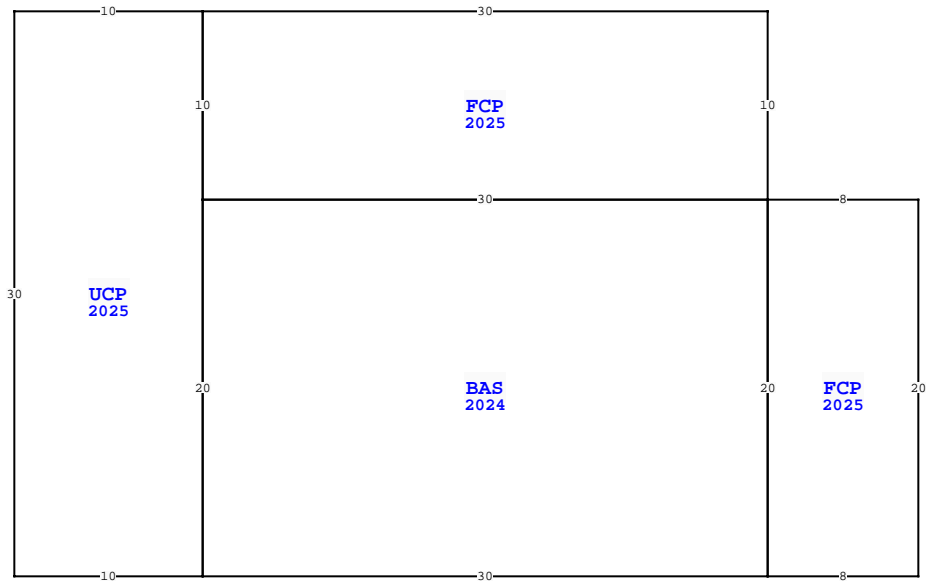
BUILDING NOTES	
BLD DATE	
LGL DATE	
XF DATE	
LAND DATE	
INC DATE	
AG DATE	
05/09/2025 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=130,0] W7 N5 W27 S6 W17 N2 W11 S38 E11 N5 N7 E29 N6 E22 N19 \$	
FGR=[YR=2024;ORIG=130,19] W22 S6 S7 S11 E22 N24 \$	
FOP=[YR=2023;ORIG=108,25] W29 S7 E29 N7 \$	
FOP=[YR=2023;ORIG=96,-7] W17 S6 S2 E17 N6 N2 \$	
PTO=[YR=2025;ORIG=79,-7] N8 E17 S8 W17 \$	

LAND DESCRIPTION		TOTAL OB/XF 6,807																						
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR			6.38	AC		1.00	1.00	1.00	19,500.00	19,500.00	124,410							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2												2 GARAGE RES - 100% - 2025	
								Heated Area: 600			HX Base Yr 2024		



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,294
FCP	160	25	2025	40	886
FCP	300	25	2025	75	1,662
UCP	300	20	2025	60	1,330
TOTALS	1,360			775	17,171

EXTRA FEATURES																	
L	N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES

TOTAL OB/XF																	
L	N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES
																0	

LAND DESCRIPTION																												
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	DENSITY	DECL	FRZ	YR	CONSRV	

TOTAL OB/XF																	
L	N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES
																0	

VALUATION BY				STANDARD
VALUATION SUMMARY				
Tax Group: 4			Tax Dist:	
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TOTAL EXEMPTION VALUE				50,722
BASE TAXABLE VALUE				216,021
TOTAL JUST VALUE				476,345
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				409,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	V	V	RSN CD	SALE PRICE
2583/1886	8/12/2022	WD	U	V	V	11	100

GRANTOR: SPURLOCK SARAH BELL &  
GRANTEE: PICKETT TIMOTHY ROG

BUILDING NOTES																												

BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=50,20] E30 S20 W30 N20 \$														
FCP=[YR=2025;ORIG=50,10] E30 S10 W30 N10 \$														
FCP=[YR=2025;ORIG=80,20] E8 S20 W8 N20 \$														
UCP=[YR=2025;ORIG=40,10] E10 S10 S20 W10 N30 \$														