PT OF NW1/4 OF SE1/4 OF
SEC 10-3N-23E IN OR 2034/1175

CUNNINGHAM JAMES G JR & DANA L
17267 CROSS BRANCH RD
HILLIARD, FL 32046

2025

10-3N-23-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

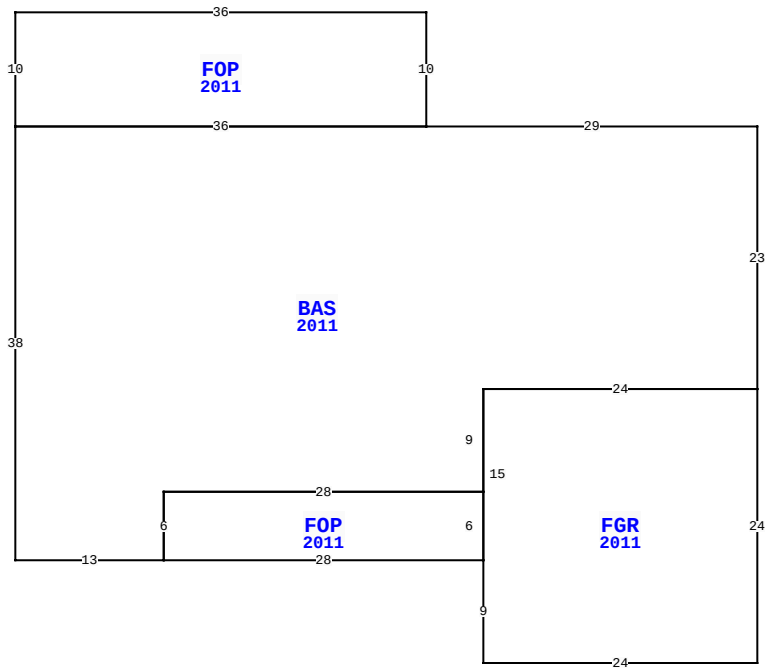
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2011	1,942	266,611
FGR	576	55	2011	317	43,520
FOP	168	30	2011	50	6,865
FOP	360	30	2011	108	14,827
TOTALS	3,046			2,417	331,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,417	110.6420	146.05	353,003	2011	2011	0	0	0	6.00	94.00

2 SNGL FAM – 100% - 0 Heated Area: 1942 HX Base Yr 2002



17267 CROSS BRANCH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,823
TOTAL MARKET OB/XF VALUE		55,288
TOTAL LAND VALUE - MARKET		81,450
TOTAL MARKET VALUE		468,561
SOH/AGL Deduction		256,564
ASSESSED VALUE		211,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,275
TOTAL JUST VALUE		468,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632077	SWIM POOL	30,000	04/29/2016
C24515	CO ISSUED	0	08/24/2011
M16177	H/AC	0	05/01/2011
P14718	NEW CONSTR	0	04/01/2011
P14718	NEW CONSTR	0	04/01/2011
B24515	NEW CONSTR	259,775	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2034/1175	8/28/2015	QC	U	I	11	100
GRANTOR: CUNNINGHAM PENNY						
GRANTEE: CUNNINGHAM JAMES GR						
0932/0162	5/12/2000	QC	Q	I	01	100
GRANTOR: CUNNINGHAM JAMES & LI						
GRANTEE: CUNNINGHAM JAMES JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W29 FOP=[YR=2011] N10 W36 S10 E36$ W36 S38 E13 FOP=[YR=2011] E28 FGR=[YR=2011] S9 E24 N24 W24 S15 $ N6 W28 S6$ N6 E28 N9 E24 N23 $.

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	1,048.00	SF	4.00	4.00	100	2001	2001	3	79	3,312	
2	0803	ASPHALT C	0	100	335	10	3,350.00	SF	2.00	2.00	100	2001	2001	3	50	3,350	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
4	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	2011	2011	3	91	710	
5	0350	CARPORT WD	0	100	20	15	300.00	SF	13.00	13.00	100	2015	2015	3	65	2,535	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2014	2014	3	60	4,320	
7	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2016	2016	3	78	25,061	
8	0855	CONC PAVER	0	100	0	0	1,158.00	SF	10.00	10.00	100	2016	2016	3	95	11,001	
9	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2016	2016	3	89	1,709	

LAND DESCRIPTION

TOTAL OB/XF 55,288

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	RES	100	0005	OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,450							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 1.81 Total Land Value: 81,450 Market: 0 Agricultural: 0 Common: 81,450 PRINTED 07/30/2025 BY SYS