

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

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

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY													
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 90			0900	01	5,825	71.8200	99.83	581,510	2009	2009		0	0	8.40	91.60	VALUATION BY		STANDARD									
Exterior Wall		20	FACE BRICK 10			1 SNGL FAM 100% - 2010 Heated Area: 3600 HX Base Yr 2010													Tax Group: 4		Tax Dist:									
Roof Structur		03	GABLE/HIP 100			FOP 2009 BAS 2009 UGR 2009 FUS 2009													BUILDING MARKET VALUE		581,767									
Roof Cover		12	MODULAR MT 100																TOTAL MARKET OB/XF VALUE		37,104									
Interior Wall		07	NONE 60																TOTAL LAND VALUE - MARKET		550,000									
Interior Wall		05	DRYWALL 40																TOTAL MARKET VALUE		647,201									
Interior Floo		03	CONC FINSH 60																SOH/AGL Deduction		231,464									
Interior Floo		14	CARPET 40																ASSESSED VALUE		415,737									
Air Condition		03	CENTRAL 100																TOTAL EXEMPTION VALUE		HX HB WX		56,411							
Heating Type		04	AIR DUCTED 100																BASE TAXABLE VALUE		359,326									
Bedrooms			3 100																TOTAL JUST VALUE		1,168,871									
																			NCON VALUE		0									
Bathrooms			5 100			INCOME VALUE																								
Frame		05	STEEL 100			PREVIOUS YEAR MKT VALUE		1,060,328																						
Stories		2.	2. 100																											
Units			0 100																											
BUD8 Adjustme		04	DIST 01 100																											
Occupancy		00	NONE 100																											
Quality		01	Quality Level 01																											
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	1,800	100	2009	1,800	164,600																									
FOP	1,116	30	2009	335	30,634																									
FUS	1,800	100	2009	1,800	164,600																									
UGR	4,200	45	2009	1,890	172,830																									
TOTALS		8,916			5,825	532,663																								
EXTRA FEATURES						17793 CROSS BRANCH RD, HILLIARD											BLD DATE				LGL DATE									
																		05/12/2026		MLU										
																		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											
1	0937	WELL			0	0	0	1.00		UT	6,000.00	6,000.00	100	1994	1994	3	100	6,000												
4	0205	BARN MTL 3			0	100	80	40	3,200.00		SF	12.00	12.00	100	2018	2018	3	81	31,104											
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	005000	C	AGRICULTURAL			100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000											
2	006000	A	PASTURE - HA			0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	370.00	370.00	16,650											
3	005902	A	HARDWOOD SI			0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	170.00	170.00	680											
4	009910	M	MARKET VALUE			0		OR	0.00	0.00	49.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	539,000											

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

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

[illegible]