

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

2026

10-3N-23-0000-0008-0010



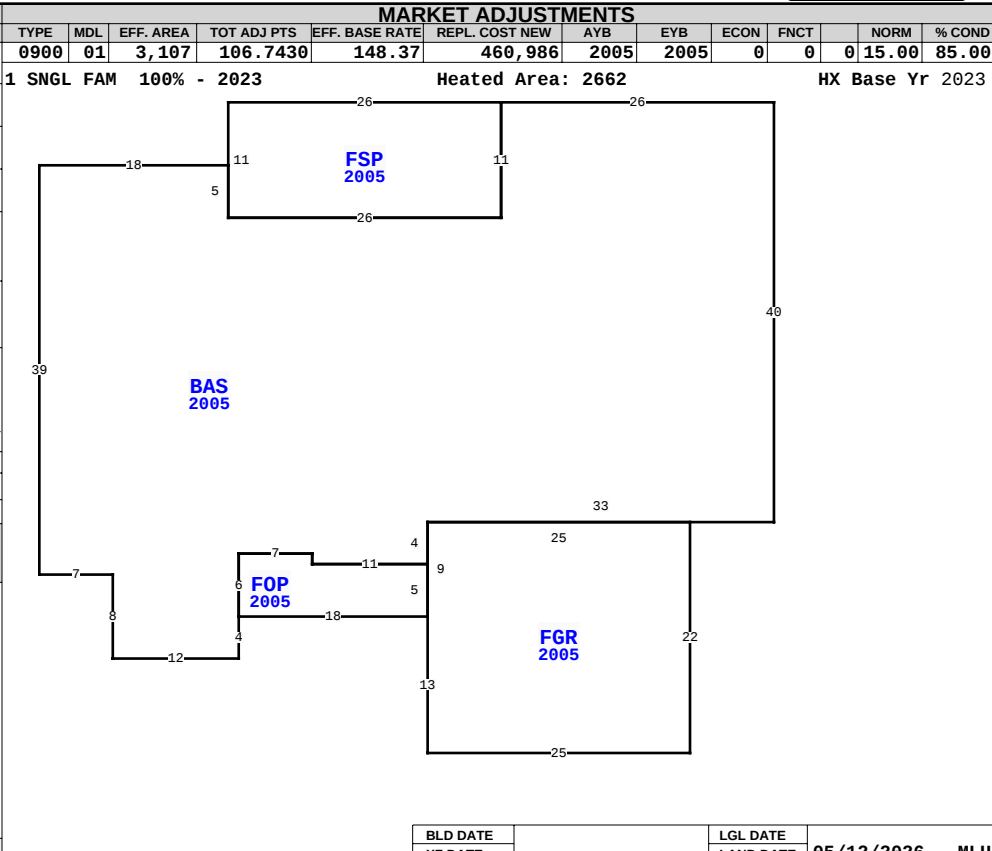
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	335,717
FGR	550	55	2005	302	38,087
FOP	97	30	2005	29	3,658
FSP	286	40	2005	114	14,377
TOTALS	3,595			3,107	391,838

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

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



17320 CROSS BRANCH RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		391,838	
TOTAL MARKET OB/XF VALUE		68,165	
TOTAL LAND VALUE - MARKET		139,020	
TOTAL MARKET VALUE		599,023	
SOH/AGL Deduction		101,149	
ASSESSED VALUE		497,874	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		446,463	
TOTAL JUST VALUE		599,023	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		574,085	

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 Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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									
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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 \$.									