LOT 1
IN OR 1964/937
CROSS BRANCH PB 8/2

AVENALL GERALD D & THERESA A
17045 CROSS BRANCH RD
HILLIARD, FL 32046

2026

10-3N-23-0260-0001-0000

BUILDING CHARACTERISTICS

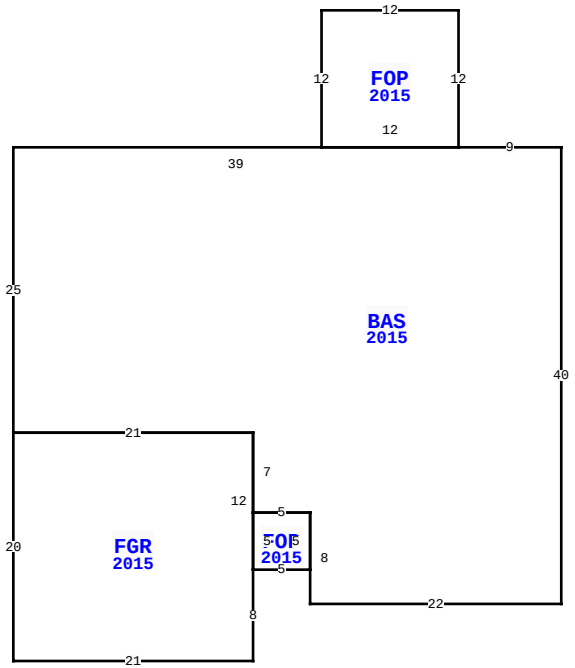
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,565	100	2015	1,565	201,017
FGR	420	55	2015	231	29,671
FOP	25	30	2015	8	1,028
FOP	144	30	2015	43	5,523
TOTALS	2,154			1,847	237,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,847	99.9000	138.86	256,474	2015	2015	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2016 Heated Area: 1565 HX Base Yr 2016



17045 CROSS BRANCH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,238
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		278,390
SOH/AGL Deduction		105,399
ASSESSED VALUE		172,991
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		116,580
TOTAL JUST VALUE		278,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702008	XFOB	20,831	03/28/2017
B1429231	NEW CONSTR	180,138	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/0937	2/25/2015	WD	Q	I	02	164,900

GRANTOR: L & B LANDS INC

GRANTEE: AVENALL GERALD D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 FOP=[YR=2015] N12 W12 S12 E12$ W39 S25
FGR=[YR=2015] S20 E21 N8 FOP=[YR=2015] E5 N5 W5 S5$ N12 W21$
E21 S7 E5 S8 E22 N40$.

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
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2015	2015	3	60	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS