

PT LOT 18 IN OR 588/726 (EX
ESMT IN OR 746/750)
CORNWALL SURVEY S/D OF

GARY RYAN DOUGLAS & NICOLE
17098 CROSS BRANCH ROAD
HILLIARD, FL 32046

2026

10-3N-23-2020-0018-0010



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

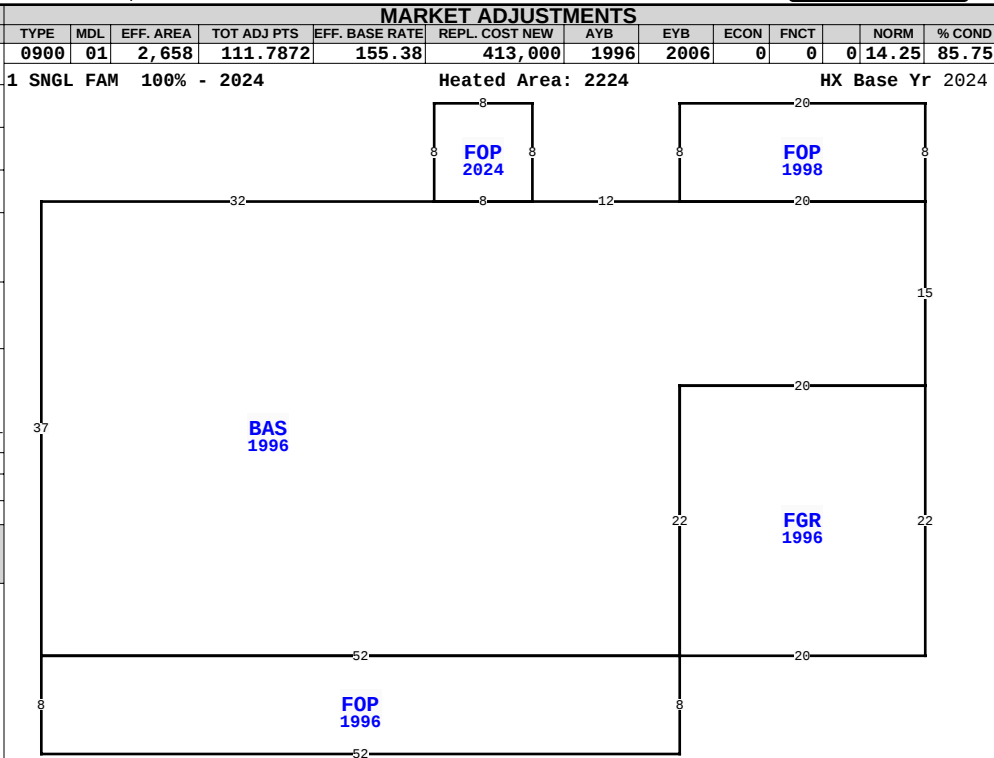
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,224	100	1996	2,224	296,322
FGR	440	55	1996	242	32,244
FOP	416	30	1996	125	16,655
FOP	160	30	1998	48	6,395
FOP	64	30	2024	19	2,531

TOTALS	3,304			2,658	354,148
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	100	16	20	320.00	SF	15.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00

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	0005	OR	0.00	0.00	5.18



17098 CROSS BRANCH RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/12/2026 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					378,833				
TOTAL MARKET OB/XF VALUE					6,860				
TOTAL LAND VALUE - MARKET					108,780				
TOTAL MARKET VALUE					494,473				
SOH/AGL Deduction					56,776				
ASSESSED VALUE					437,697				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					386,286				
TOTAL JUST VALUE					494,473				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					474,367				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010539	GARAGE	69,139	08/16/2023
B9502471	NEW CONSTR	86,000	01/01/1996
7020	XFOB	4,080	02/26/1991
8451	MH MOVE-ON	25,000	02/21/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1114	5/24/2023	WD	Q	I	01	539,000
GRANTOR: WEBB MITCHELL A & PAT						
GRANTEE: GARY RYAN DOUGLAS &						
0588/0726	1/19/1990	WD	Q	V		22,000
GRANTOR: ARMSTRONG DOLORES ET						
GRANTEE: WEBB MITCHELL & PAT						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1996;ORIG=-20,8] W12 W8 W32 S37 E52 N22 E20 N15 W20 \$									
FGR=[YR=1996;ORIG=-20,45] E20 N22 W20 S22 \$									
FOP=[YR=1996;ORIG=-72,45] S8 E52 N8 W52 \$									
FOP=[YR=1998;ORIG=0,0] W20 S8 E20 N8 \$									
FOP=[YR=2024;ORIG=-40,0] E8 S8 W8 N8 \$									

LAND DESCRIPTION									
TOTAL OB/XF									
6,860									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	5.18

GARY RYAN DOUGLAS & NICOLE
17098 CROSS BRANCH ROAD
HILLIARD, FL 32046

10-3N-23-2020-0018-0010

[illegible]