

PT LOTS 10,11,12
PLEASANT PARK ADDITION TO
HILLIARD PB 2-21 & PT LOT 27

VANZANT JOHN K & SHARON B
552453 US HWY 1
HILLIARD, FL 32046

2023

05-3N-24-2360-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

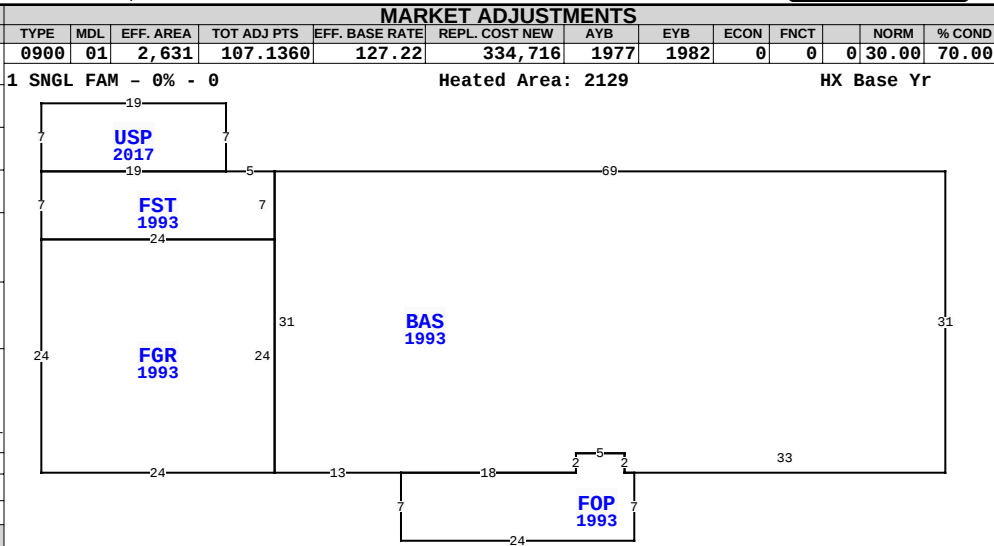
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100	2,129	189,596
FGR	576	55	317	28,230
FOP	178	30	53	4,720
FST	168	55	92	8,193
USP	133	30	40	3,562

TOTALS	3,184		2,631	234,301
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,497.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0803	ASPHALT C	0	0	0	0	3,410.00	SF	2.00	2.00	
4	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	
5	0351	CARPORT MT	0	0	60	20	1,200.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC	
2	005902	A	HARDWOOD SI	0			0.00	0.00	2.70	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	2.70	AC	



552453 US HWY 1, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	0	0	0	1,497.00	SF	4.00	4.00	100	1980	1980	3	35	2,096	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
3	0803	ASPHALT C	0	0	0	0	3,410.00	SF	2.00	2.00	100	1980	1980	3	50	3,410	
4	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2017	2017	3	87	18,270	
5	0351	CARPORT MT	0	0	60	20	1,200.00	SF	10.00	10.00	100	2017	2017	3	82	9,840	

LAND DESCRIPTION											
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1	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC	
2	005902	A	HARDWOOD SI	0			0.00	0.00	2.70	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	2.70	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										234,301	
TOTAL MARKET OB/XF VALUE										35,086	
TOTAL LAND VALUE - MARKET										111,000	
TOTAL MARKET VALUE										299,859	
SOH/AGL Deduction										61,530	
ASSESSED VALUE										238,329	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										238,329	
TOTAL JUST VALUE										380,387	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										216,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2565/1188	5/25/2022	QC	U	I	11	100	
GRANTOR: VANZANT JOHN KEVIN &							
GRANTEE: VANZANT JOHN KEVIN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W69 FST=[YR=1993] W5 USP=[YR=2017] N7 W19 S7 E19\$ W19 S7 FGR=[YR=1993] S24 E24 N24 W24\$ E24 N7\$ S31 E13 FOP=[YR=1993] S7 E24 N7 W1 N2 W5 S2 W18\$ E18 N2 E5 S2 E33 N31\$.											