

PT OF LOTS 34 & 35
IN OR 2595/1543
(EX PT IN OR 1631/1325)

VANZANT TAMMY
17103 MCINTOSH RD
HILLIARD, FL 32046

2023

16-3N-24-2020-0034-0080



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	10 ABOVE AVG 50
Roof Structure	02 SHED 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	9 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	1100 STORES, 1 STORY

MAP NUM	MKT AREA	06
---------	----------	----

NEIGHBORHOOD/LOC	6002.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100	1,153	59,285
BAS	1,579	100	1,579	81,190
CAN	21	30	6	308
FST	163	50	82	4,216
FST	156	50	78	4,011
FST	168	50	84	4,319

TOTALS	3,240		2,982	153,330
--------	-------	--	-------	---------

EXTRA FEATURES	
----------------	--

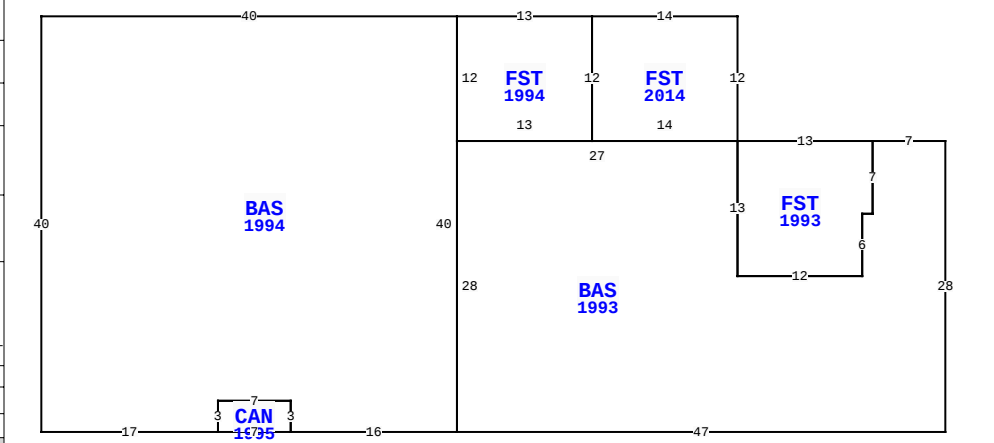
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	7,348.00	SF	4.00	4.00	100	1960	1960	3	20	5,878	
2	0422	CL FNC 4'	0	0	0	0	73.00	LF	15.00	15.00	100	2009	2009	3	78	854	
3	0424	CL FNC 6'	0	0	0	0	379.00	LF	20.00	20.00	100	2009	2009	3	78	5,912	
4	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1980	1980	3	49	159	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	29	131	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2009	2009	3	78	585	
7	0681	POLE SHED	0	0	26	10	260.00	SF	15.00	15.00	100	2019	2019	3	93	3,627	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0		C-1	0.00	0.00	85,980.00	SF		1.00	1.00	0.75	2.00	1.50	128,970							

REVIEW DATE	12/31/2020	BY	KK
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,982	100.2820	146.91	438,086	1960	1975	0	0	15	50.00	35.00
1 RETAILSTOR - 0% - 2023 Heated Area: 2732 HX Base Yr												



BLD DATE	12/31/2020	KK	LGL DATE	
XF DATE	12/31/2020	KK	LAND DATE	12/31/2020
INC DATE			AG DATE	

551411 US HWY 1, HILLIARD	KK
---------------------------	----

TOTAL OB/XF												
17,146												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		153,330
TOTAL MARKET OB/XF VALUE		17,146
TOTAL LAND VALUE - MARKET		128,970
TOTAL MARKET VALUE		299,446
SOH/AGL Deduction		0
ASSESSED VALUE		299,446
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		299,446
TOTAL JUST VALUE		299,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0907080	ELEC OTHER	0	07/27/2009
E0907074	ELEC OTHER	1,800	07/02/2009
B0810133	REPAIR/RRF	0	10/02/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2595/1543	10/11/2022	WD U	I	I	11

GRANTOR: PRESTON REEVES HEATIN	
GRANTEE: VANZANT TAMMY	
2588/1581	9/01/2022
WD U	I 32
GRANTOR: PRESTON REEVES HEATIN	
GRANTEE: VANZANT TAMMY	

BUILDING NOTES

--

BUILDING DIMENSIONS									
BAS=[YR=1993]	W7	FST=[YR=1993]	W13	FST=[YR=2014]	N12	W14	FST=[YR=1994]	W13	BAS=[YR=1994]
W40	S40	E17	CAN=[YR=1995]	E7	N3	W7	S3\$	N3	E7
S3	E16	N40\$	S12	E13	N12\$	S12	E14\$	S13	E12
N6	E1	N7\$	S7	W1	S6	W12	N13	W27	S28
E47	N28\$								