S1/2 OF SE1/4 OF SEC 19-4N-25E
IN OR 2459/465
(EX OR 2028/1187)

VANZANT FLOYD L/FRANKLIN VICKIE VANZANT
15959 CR 108
HILLIARD, FL 32046

2023

19-4N-25-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VANZANT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	158,171
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	186,336
SOH/AGL Deduction	115,832
ASSESSED VALUE	70,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,504
TOTAL JUST VALUE	508,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631639	XFOB	0	02/01/2016
8013	MH MOVE-ON	45,490	01/03/1990
7832	MH MOVE-ON	3,000	06/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2459/0465	5/05/2021	WD	U	I	11	100
GRANTOR: VANZANT FLOYD L & MAR						
GRANTEE: VANZANT FLOYD L & V						
1029/0603	1/07/2002	WD	U	I	01	100
GRANTOR: VANZANT BESSIE & FLOY						
GRANTEE: VANZANT BESSIE & FL						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0812	CONCRETE C	0	0	0	0	3,943.00	SF	4.00	4.00	100	1990	1990	3	62	9,779	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
3	0681	POLE SHED	0	0	50	40	2,000.00	SF	15.00	15.00	100	2005	2005	3	44	13,200	
4	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	1990	1990	3	20	4,200	
5	0681	POLE SHED	0	0	80	62	4,960.00	SF	30.00	30.00	100	2016	2016	3	84	124,992	

LAND DESCRIPTION

TOTAL OB/XF 158,171

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	36.00	AC		1.00	1.00	1.00	440.00	440.00	15,840							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	550.00	550.00	9,350							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	175.00	175.00	2,975							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	70.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	350,000							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 70.00 Total Land Value: 28,165 Market: 350,000 Agricultural: 28,165 Common: 0 PRINTED 08/02/2023 BY SYS