

PT OF LOTS 9,10 & 11
IN OR 662/1169 & OR 1349/386
CORNWALL SURVEY OF

VANZANT JOHN E & MARY ANN
373120 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

26-4N-24-2020-0010-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	124,055
FGR	529	55	291	25,786
FOP	144	30	43	3,810
FOP	250	30	75	6,646
FUS	1,565	100	1,565	138,676
TOTALS	3,888		3,374	298,973

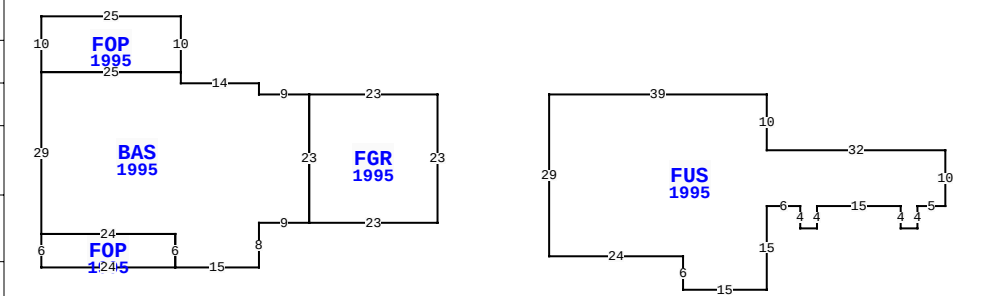
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	5,530	
2	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1996	1996	3	73	2,885	
3	0812	CONCRETE C	0	100	0	0	2,426.00	SF	4.00	4.00	100	1997	1997	3	75	7,278	

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.98	AC		1.00	1.00	1.00	25,000.00	25,000.00	99,500							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,374	91.1628	108.26	365,269	1995	1995	0	0	0	18.15	81.85
1 SNGL FAM - 100% - 1996 Heated Area: 2965 HX Base Yr 1996												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,973	
TOTAL MARKET OB/XF VALUE		15,693	
TOTAL LAND VALUE - MARKET		99,500	
TOTAL MARKET VALUE		414,166	
SOH/AGL Deduction		230,512	
ASSESSED VALUE		183,654	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		133,654	
TOTAL JUST VALUE		414,166	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951309	H/AC	0	09/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0662/1169	7/06/1992	WD	U	V	07

GRANTOR: NICKS J C & ELIZ					
GRANTEE: VANZANT JOHN & MARY					

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W23 BAS=[YR=1995] W9 N2 W14 N2 FOP=[YR=1995] N10 W25 S10 E25\$ W25 S29 FOP=[YR=1995] S6 E24 N6 W24\$ E24 S6 E15 N8 E9 N23\$ S23 E23 N23\$ PTR=E20 FUS=[YR=1995] E39 S10 E32 S10 W5 S4 W3 N4 W15 S4 W3 N4 W6 S15 W15 N6 W24 N29\$ W20\$.