LOT 1
JAMES F DAVIS SUB PBK 8/299
UTIL ESMT OR 2274/1648

VANZANT JOHN & CHRISTIE
371210 KINGS FERRY ROAD
HILLIARD, FL 32046

2023

37-4N-24-2301-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

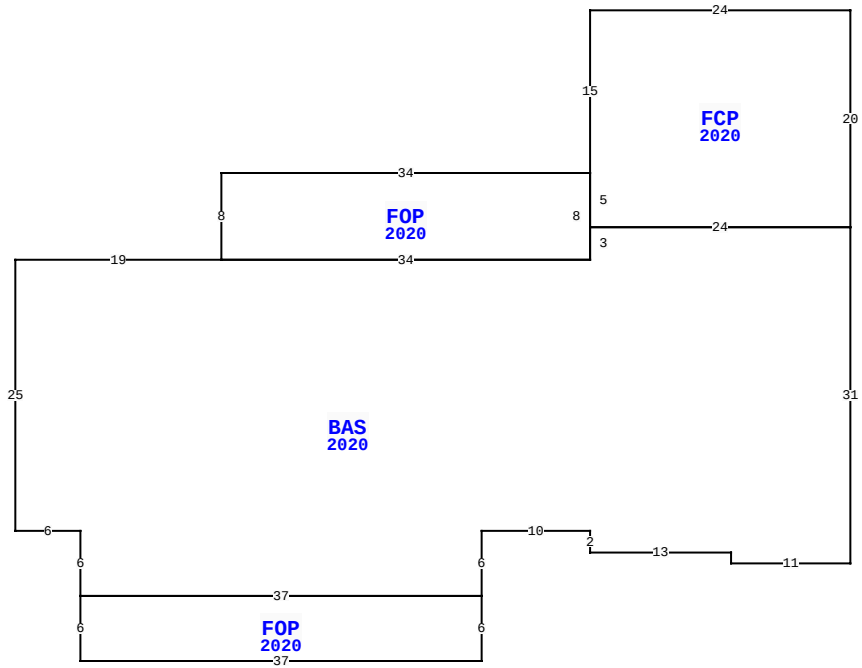
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2,278	255,810
FCP	480	25	120	13,475
FOP	222	30	67	7,524
FOP	272	30	82	9,209
TOTALS	3,252		2,547	286,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,547	95.0400	112.86	287,454	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2278 HX Base Yr 2021



371210 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,017
TOTAL MARKET OB/XF VALUE		6,554
TOTAL LAND VALUE - MARKET		202,000
TOTAL MARKET VALUE		394,815
SOH/AGL Deduction		59,161
ASSESSED VALUE		335,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,654
TOTAL JUST VALUE		494,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012698	CO ISSUED	0	12/17/2020
20002291	NEW CONSTR	291,988	03/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0403	11/07/2018	WD	U	V	11	100
GRANTOR: VANZANT JOHN & CHRIST						
GRANTEE: VANZANT JOHN AUSTIN						
2196/0535	5/03/2018	WD	U	V	19	150,000
GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W24 S15 FOP=[YR=2020] W34 S8 BAS=[YR=2020] W19 S25 E6 S6 FOP=[YR=2020] S6 E37 N6 W37$ E37 N6 E10 S2 E13 S1 E11 N31 W24 S3 W34$ E34 N8$ S5 E24 N20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	20	24	480.00	SF	6.50	6.50	100	2020	2020	3	99	3,089	

LAND DESCRIPTION

TOTAL OB/XF 6,554

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	005000	C	RURAL HOME	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	100,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	5.10	AC		1.00	1.00	1.00	440.00	440.00	2,244							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.10	AC		1.00	1.00	1.00	20,000.00	20,000.00	102,000							

REVIEW DATE 06/22/2020 BY TW Total Acres: 10.10 Total Land Value: 102,244 Market: 102,000 Agricultural: 2,244 Common: 100,000 PRINTED 08/02/2023 BY SYS