

PT W1/2 OF NW1/4 SEC 3-2N-23E &
PT E1/2 OF NE1/4 SEC 4-2N-23E
IN OR 527/1221 & OR 641/1171 &

VANZANT LEO MICHAEL & JERI A/
25190 COUNTY ROAD 121
HILLIARD, FL 32046

2024

03-2N-23-0000-0004-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

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	1,537	100	1,537	123,678
FCP	720	25	180	14,484
FGR	483	55	266	21,405
FOP	16	30	5	402
FOP	117	30	35	2,817
FUS	230	100	230	18,508
UGR	1,200	45	540	43,453
UGR	480	45	216	17,381
UGR	480	45	216	17,381

TOTALS 5,263 3,225 259,508

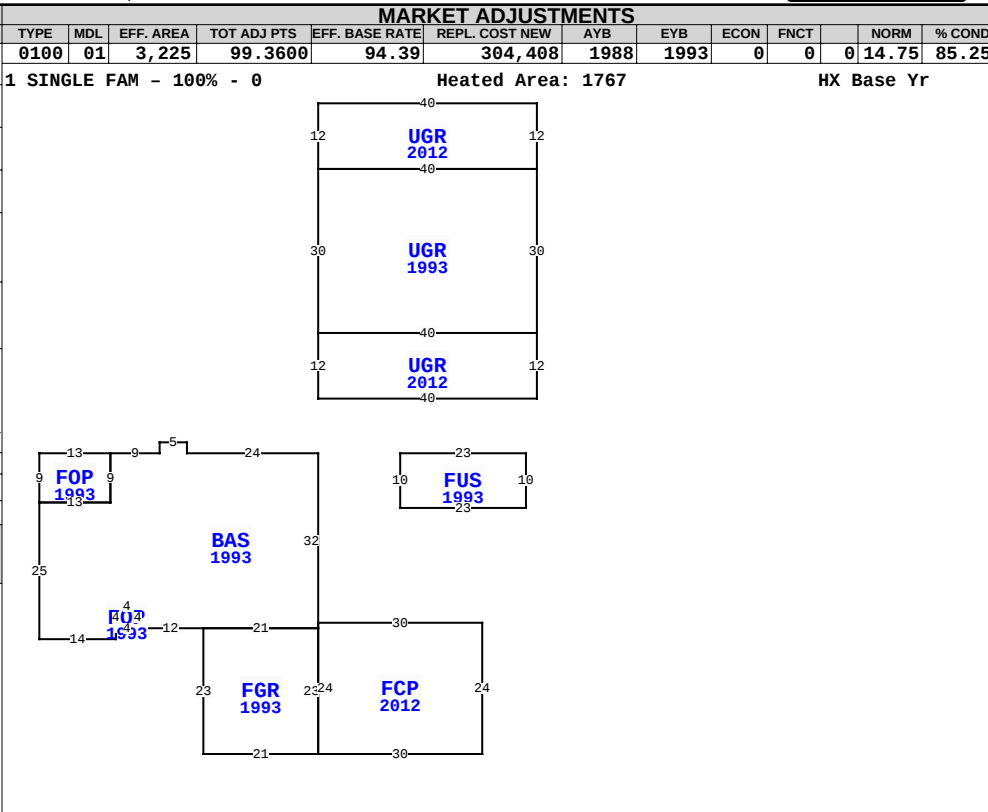
EXTRA FEATURES

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	1242	WD DECK A	0 100	13	16	208.00	SF	10.00	10.00	100	1988	1988	3	20	416	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,134	
6	0845	KOOL DECK	0 100	0	0	500.00	SF	7.25	7.25	100	2000	2000	3	79	2,864	
7	0861	POOL GUNIT	0 100	30	12	360.00	SF	85.00	85.00	100	2000	2000	3	25	7,650	
8	0810	CONCRETE A	0 100	30	20	600.00	SF	6.50	6.50	100	2012	2012	3	93	3,627	
9	0812	CONCRETE C	0 100	60	20	1,200.00	SF	4.00	4.00	100	2016	2016	3	96	4,608	
10	0812	CONCRETE C	0 100	60	20	1,200.00	SF	4.00	4.00	100	2016	2016	3	96	4,608	
11	0680	POLE SHED	1 100	40	30	1,200.00	SF	10.00	10.00	100	2024	2021		95	11,400	

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	0004	OR	0.00	0.00	5.37	AC		1.00	1.00	1.00	19,000.00	19,000.00	102,030							

REVIEW DATE 10/30/2023 BY WWA



25190 CR 121, HILLIARD

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU

25190 CR 121, HILLIARD				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
208.00	SF	10.00	10.00	100	1988	1988	3	20	416		
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240		
320.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,134		
500.00	SF	7.25	7.25	100	2000	2000	3	79	2,864		
360.00	SF	85.00	85.00	100	2000	2000	3	25	7,650		
600.00	SF	6.50	6.50	100	2012	2012	3	93	3,627		
1,200.00	SF	4.00	4.00	100	2016	2016	3	96	4,608		
1,200.00	SF	4.00	4.00	100	2016	2016	3	96	4,608		
1,200.00	SF	10.00	10.00	100	2024	2021		95	11,400		

TOTAL OB/XF													38,547		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
04 OR	0.00	0.00	5.37	AC		1.00	1.00	1.00	19,000.00	19,000.00					

Market: 0 Agricultural: 0 Common: 102,030

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		303,137
TOTAL MARKET OB/XF VALUE		38,547
TOTAL LAND VALUE - MARKET		102,030
TOTAL MARKET VALUE		443,714
SOH/AGL Deduction		174,673
ASSESSED VALUE		269,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,041
TOTAL JUST VALUE		443,714
NCON VALUE		11,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009411	NEW ROOF	15,000	07/24/2023
B94930	SWIM POOL	12,775	03/01/1994
4451	NEW CONSTR	63,492	10/22/1987

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/686	9/20/2023	WD	U	I	37	4,000

GRANTOR: HARTLEY SHIRLEY

GRANTEE: VANZANT LEO & JERI

0641/1171 11/21/1991 QC U I 01 100

GRANTOR: VANZANT & POTTER

GRANTEE: VANZANT LEO & JERI

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N2 W5 S2 W9 FOP=[YR=1993] W13 S9E13 N9\$ S9 W13 S25 E14 N2 FOP=[YR=1993] E4 N4 W4 S4 \$ N4 E4 S4 E12 FGR=[YR=1993] S23 E21 FCP=[YR=2012] E30 N24 W30 S24\$ N23 W21\$ E21 N32\$ PTR=E15 FUS=[YR=1993] E23 S10 W23 N10\$ W15\$ PTR=N10 UGR=[YR=2012] N12 UGR=[YR=1993] N30 UGR=[YR=2012] N12 E40 S12 W40\$ E40 S30 W40\$ E40 S12 W40\$ S10\$.

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