PT LOTS 8,9,10
PLEASANT PARK ADDITION TO
HILLIARD PB 2-21 &

VANZANT JOHN KEVIN & SHARON B
552471 US HWY 1
HILLIARD, FL 32046

2024

05-3N-24-2360-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

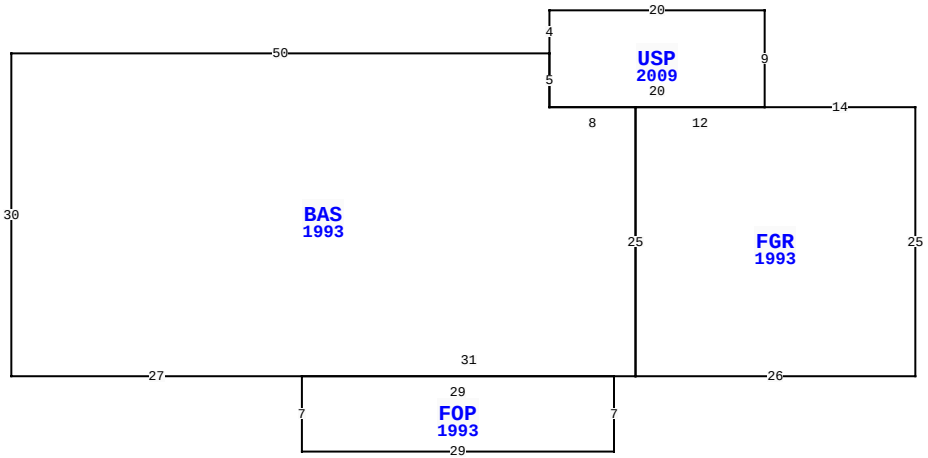
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	165,720
FGR	650	55	358	34,899
FOP	203	30	61	5,946
USP	180	30	54	5,264
TOTALS	2,733		2,173	211,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,173	98.2548	122.82	266,888	1983	1988	0	0	0	20.63	79.37

1 SNGL FAM – 100% - 0 Heated Area: 1700 HX Base Yr



552471 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 DC
INC DATE		AG DATE	03/20/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,829
TOTAL MARKET OB/XF VALUE		7,111
TOTAL LAND VALUE - MARKET		178,050
TOTAL MARKET VALUE		270,676
SOH/AGL Deduction		140,945
ASSESSED VALUE		129,731
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,731
TOTAL JUST VALUE		396,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21859	REMODEL	3,500	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/1186	5/25/2022	QC	U	I	11	100
GRANTOR: VANZANT JOHN KEVIN &						
GRANTEE: VANZANT JOHN KEVIN						
1745/1758	4/25/2011	QC	U	I	11	100
GRANTOR: VANZANT SHARON RENAE						
GRANTEE: VANZANT JOHN KEVIN						

BUILDING NOTES

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	1983	1983	3	54	1,890	
2	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	1983	1983	3	79	158	
3	1242	WD DECK A	0	100	18	14	252.00	SF	7.50	7.50	100	2000	2000	3	20	378	
4	0812	CONCRETE C	0	100	0	0	2,662.00	SF	4.00	4.00	100	1984	1984	3	44	4,685	

BUILDING DIMENSIONS

FGR=[YR=1993] W14 USP=[YR=2009] N9 W20 S4 BAS=[YR=1993] W50 S30 E27 FOP=[YR=1993] S7 E29 N7 W29 $ E31 N25 W8 N5$ S5 E20$ W12 S25 E26 N25$.

LAND DESCRIPTION

TOTAL OB/XF 7,111

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	0004	RM	0.00	0.00	1.66	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,800							
2	005601	A	TIMB2-3 SI	0		RM	0.00	0.00	3.33	AC		1.00	1.00	1.00	350.00	350.00	1,166							
3	005901	A	HARDWOOD SI	0		OR			3.42	AC		1.00	1.00	1.00	225.00	225.00	770							
4	009910	M	MKT.VAL.AG	0		RM	0.00	0.00	6.75	AC		1.00	1.00	1.00	19,000.00	19,000.00	128,250							

REVIEW DATE 03/20/2024 BY DC Total Acres: 8.41 Total Land Value: 51,736 Market: 128,250 Agricultural: 1,936 Common: 49,800 PRINTED 08/06/2024 BY SYS