GOVT LOT 7 OF SEC 7-3N-26E &
PT JOHN BELLANY GRANT
SEC 44-3N-26E IN OR 2402/517

VANZANT C HENRY
67079 OWENS FARM RD
YULEE, FL 32097

2024

07-3N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/27/2022 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	219,380
TOTAL MARKET VALUE	24,887
SOH/AGL Deduction	0
ASSESSED VALUE	24,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,887
TOTAL JUST VALUE	219,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1154	2/23/2022	WD	U	V	11	100
GRANTOR: VANZANT LARRY D & C H						
GRANTEE: VANZANT C HENRY						
2402/0517	10/22/2020	WD	U	V	11	100
GRANTOR: VANZANT LARRY D & C H						
GRANTEE: VANZANT C HENRY						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	57.68	AC		1.00	1.00	1.00	415.00	415.00	23,937							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	62.68	AC		1.00	1.00	1.00	3,500.00	3,500.00	219,380							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 62.68 Total Land Value: 24,887 Market: 219,380 Agricultural: 24,887 Common: 0 PRINTED 08/06/2024 BY SYS