PT OF GOVT LOT 1
IN SEC 12-4N-23E IN OR 2584/85
ESMT IN OR 2387-901 & UTIL ESMT

VANZANT JOHN KEVIN
552471 U S HIGHWAY 1
HILLIARD, FL 32046

2024

12-4N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

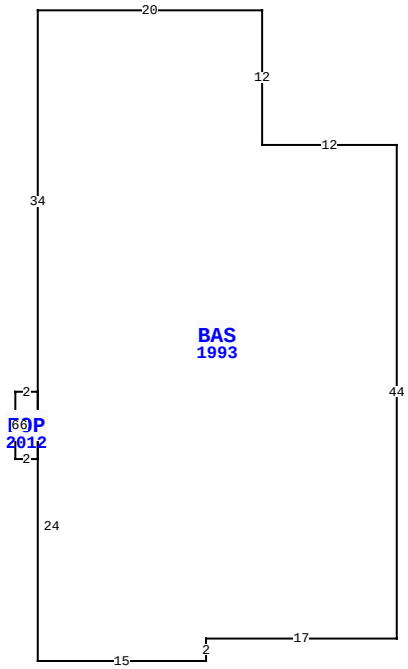
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,678	100	1,678	135,602
FOP	12	30	4	324
TOTALS	1,690		1,682	135,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	107.0000	101.65	170,975	1948	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1678 HX Base Yr



555018 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	156,416
TOTAL MARKET OB/XF VALUE	10,339
TOTAL LAND VALUE - MARKET	164,075
TOTAL MARKET VALUE	330,830
SOH/AGL Deduction	3,752
ASSESSED VALUE	327,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,078
TOTAL JUST VALUE	330,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0085	8/15/2022	QC	U	I	11	100
GRANTOR: VANZANT JOHN KEVIN						
GRANTEE: VANZANT JOHN KEVIN						
1807/0465	6/26/2012	QC	U	I	11	12,200
GRANTOR: VANZANT SHARON RENAE						
GRANTEE: VANZANT JOHN KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N12 W20 S34 FOP=[YR=2012] W2 S6 E2 N6 $ S24 E15 N2 E17 N44 $.

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	0510	GARAGE WD-	0	0	12	26	312.00	SF	35.00	35.00	100	1948	1948	3	20	2,184	
2	0510	GARAGE WD-	0	0	20	30	600.00	SF	35.00	35.00	100	1985	1985	3	20	4,200	
3	0811	CONCRETE B	0	0	0	0	792.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,338	
4	0812	CONCRETE C	0	0	0	0	1,090.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,417	
5	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1993	1993	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,339

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	000115	C	SFR ACRES	0	0004	CG			273,556.00	SF		1.00	1.00	0.75	0.75	0.56	153,875							
2	000102	C	SFR/MH	0		OR			0.34	AC		1.00	1.00	1.00	30,000.00	30,000.00	10,200							

REVIEW DATE 02/06/2024 BY WWA Total Acres: 6.62 Total Land Value: 164,075 Market: 0 Agricultural: 0 Common: 164,075 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

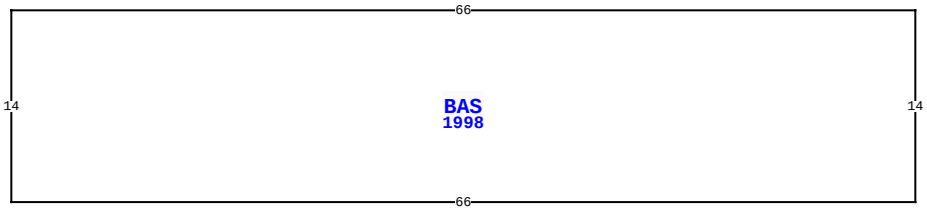
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	20,491
TOTALS	924		924	20,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	105.6000	73.92	68,302	1984	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



555018 US HWY 1, HILLIARD

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1807/0465	6/26/2012	QC	U	I	11	12,200
GRANTOR: VANZANT SHARON RENAE						
GRANTEE: VANZANT JOHN KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/06/2024 BY WWA Total Acres: 6.62 Total Land Value: 164,075 Market: 0 Agricultural: 0 Common: 164,075 PRINTED 08/06/2024 BY SYS