PT OF SE1/4 OF NW1/4 OF
SEC 15-3N-25E IN OR 516/1011
{R334303}

VANZANT LONNIE J & TINA
57081 OLD VANZANT TRAIL
HILLIARD, FL 32046

2024

15-3N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

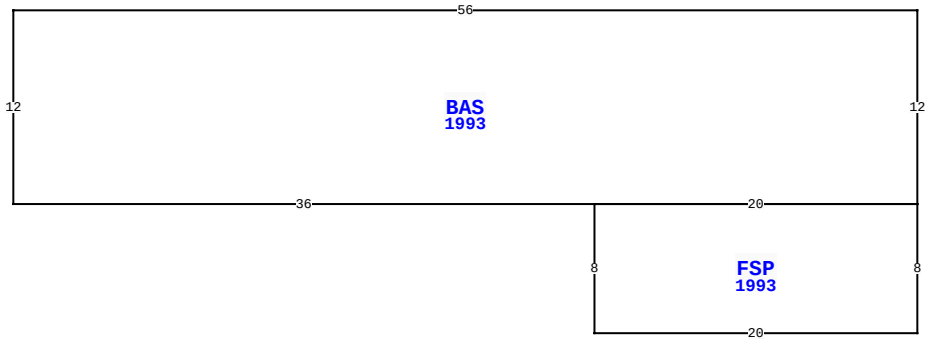
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,406
FSP	160	40	64	1,277
TOTALS	832		736	14,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	736	95.0000	66.50	48,944	1970	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1988 Heated Area: 672 HX Base Yr 1988



57081 OLD VANZANT TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		14,683
TOTAL MARKET OB/XF VALUE		1,399
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		96,082
SOH/AGL Deduction		56,004
ASSESSED VALUE		40,078
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,078
TOTAL JUST VALUE		96,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0516/1011	5/05/1987	FS	U	V		100

GRANTOR: VANZANT JAMES & H B

GRANTEE: VANZANT LONNIE & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E36 FSP=[YR=1993] S8 E20 N8 W20 $ E20 N12$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	20.10	20.10	100	1983	1983	3	20	1,158	
2	0940	SHEDS/PORT	0	100	6	10	60.00	SF	20.10	20.10	100	1983	1983	3	20	241	

LAND DESCRIPTION

TOTAL OB/XF 1,399

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	000102	C	SFR/MH	100	0007	OR	467.00	467.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS