PT JOHN BELLANY GRANT
SEC 44-3N-26E IN OR 234/559
(EX PT IN DBK 63/333,

VANZANT LARRY
PO BOX 983
HILLIARD, FL 32046

2024

44-3N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

57086 LAZY ACES LN, 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	252,950
TOTAL MARKET VALUE	41,817
SOH/AGL Deduction	0
ASSESSED VALUE	41,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,817
TOTAL JUST VALUE	252,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006379	DEMOLITION OF AN	12,000	05/29/2024
E0310806	CHNGE SRVC	100	01/01/2003
MH023977	MH MOVE-ON	0	10/01/2002
P026158	NEW CONSTR	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2541/1081	2/23/2022	WD	U	V	11	100
GRANTOR: VANZANT LARRY D & C H						
GRANTEE: VANZANT LARRY D						
2427/0686	1/19/2021	WD	U	V	11	100
GRANTOR: VANZANT LARRY & C HEN						
GRANTEE: VANZANT LARRY D						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	61.90	AC		1.00	1.00	1.00	555.00	555.00	34,354							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	39.28	AC		1.00	1.00	1.00	190.00	190.00	7,463							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	101.18	AC		1.00	1.00	1.00	2,500.00	2,500.00	252,950							

REVIEW DATE 06/18/2024 BY TWX Total Acres: 101.18 Total Land Value: 41,817 Market: 252,950 Agricultural: 41,817 Common: 0 PRINTED 08/06/2024 BY SYS