PT W1/2 OF NW1/4 SEC 3-2N-23E &
PT E1/2 OF NE1/4 SEC 4-2N-23E
IN OR 527/1221 & OR 641/1171 &

VANZANT LEO MICHAEL & JERI A/
25190 COUNTY ROAD 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

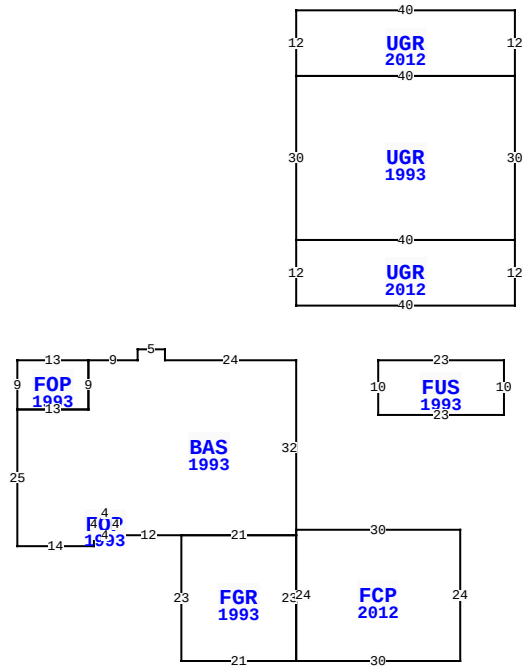
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1993	1,537	129,809
FCP	720	25	2012	180	15,202
FGR	483	55	1993	266	22,466
FOP	16	30	1993	5	422
FOP	117	30	1993	35	2,956
FUS	230	100	1993	230	19,425
UGR	1,200	45	1993	540	45,606
UGR	480	45	2012	216	18,243
UGR	480	45	2012	216	18,243
TOTALS	5,263			3,225	272,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,225	99.3600	99.36	320,436	1988	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1767 HX Base Yr 1989



25190 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		318,009
TOTAL MARKET OB/XF VALUE		37,365
TOTAL LAND VALUE - MARKET		104,715
TOTAL MARKET VALUE		460,089
SOH/AGL Deduction		183,246
ASSESSED VALUE		276,843
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,121
TOTAL JUST VALUE		460,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009411	NEW ROOF	15,000	07/24/2023
B94930	SWIM POOL	12,775	03/01/1994
4451	NEW CONSTR	63,492	10/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/686	9/20/2023	WD	U	I	37	4,000
GRANTOR: HARTLEY SHIRLEY						
GRANTEE: VANZANT LEO & JERI						
0641/1171	11/21/1991	QC	Q	I	01	100
GRANTOR: VANZANT & POTTER						
GRANTEE: VANZANT LEO & JERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N2 W5 S2 W9 FOP=[YR=1993] W13 S9E13 N9$ S9 W13 S25 E14 N2 FOP=[YR=1993] E4 N4 W4 S4 $ N4 E4 S4 E12 FGR=[YR=1993] S23 E21 FCP=[YR=2012] E30 N24 W30 S24$ N23 W21$ E21 N32$ PTR=E15 FUS=[YR=1993] E23 S10 W23 N10$ W15$ PTR=N10 UGR=[YR=2012] N12 UGR=[YR=1993] N30 UGR=[YR=2012] N12 E40 S12 W40$ E40 S30 W40$ E40 S12 W40$ S10$.

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	1242	WD DECK A	0	100	13	16	208.00	SF	10.00	10.00	100	1988	1988	3	20	416	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
3	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1988	1988	3	52	1,082	
4	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25	7.25	100	2000	2000	3	77	2,791	
5	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	2000	2000	3	23	7,038	
6	0810	CONCRETE A	0	100	30	20	600.00	SF	6.50	6.50	100	2012	2012	3	92	3,588	
7	0812	CONCRETE C	0	100	60	20	1,200.00	SF	4.00	4.00	100	2016	2016	3	95	4,560	
8	0812	CONCRETE C	0	100	60	20	1,200.00	SF	4.00	4.00	100	2016	2016	3	95	4,560	
9	0680	POLE SHED	1	100	40	30	1,200.00	SF	10.00	10.00	100	2024	2021		93	11,160	

LAND DESCRIPTION

TOTAL OB/XF 37,365

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	000100	C	RES	100	0004	OR	0.00	0.00	5.37	AC		1.00	1.00	1.00	19,500.00	19,500.00	104,715							

REVIEW DATE 10/30/2023 BY WWA Total Acres: 5.37 Total Land Value: 104,715 Market: 0 Agricultural: 0 Common: 104,715 PRINTED 07/30/2025 BY SYS

PT W1/2 OF NW1/4 SEC 3-2N-23E &
PT E1/2 OF NE1/4 SEC 4-2N-23E
IN OR 527/1221 & OR 641/1171 &

VANZANT LEO MICHAEL & JERI A/
25190 COUNTY ROAD 121
HILLIARD, FL 32046

2025

03-2N-23-0000-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

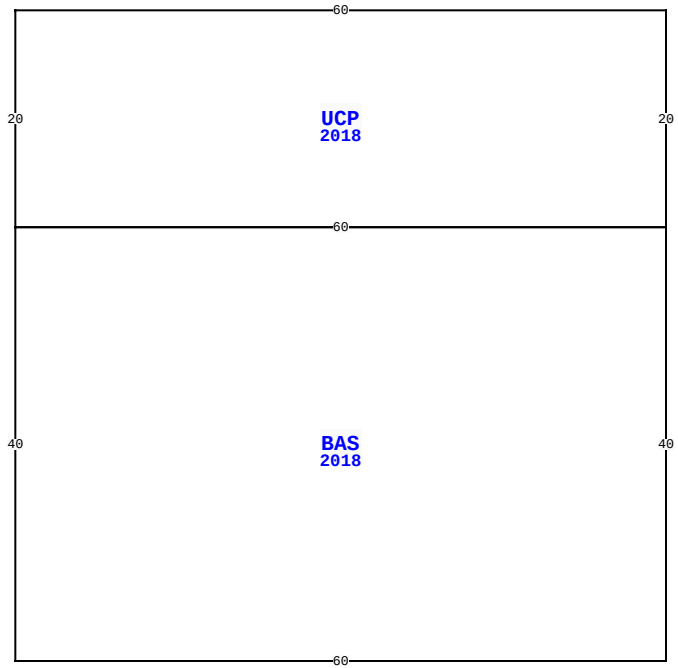
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2018	2,400	41,488
UCP	1,200	20	2018	240	4,149
TOTALS	3,600			2,640	45,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,640	50.7840	18.79	49,606	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 0 Heated Area: 2400 HX Base Yr 1989



25190 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: HARTLEY SHIRLEY						
GRANTEE: VANZANT LEO & JERI						
0641/1171	11/21/1991	QC	Q	I	01	100
GRANTOR: VANZANT & POTTER						
GRANTEE: VANZANT LEO & JERI						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2018] W60 S20 BAS=[YR=2018] S40 E60 N40 W60$ E60 N20$.

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 10/30/2023 BY WWA Total Acres: 5.37 Total Land Value: 104,715 Market: 0 Agricultural: 0 Common: 104,715 PRINTED 07/30/2025 BY SYS