SE1/4 OF SE1/4
(EX PARCELS 7 8 6-1 & 6-2)
SW1/4 OF SE1/4

VANZANT STEPHEN T & PAMELA A/OLINTO TREVOR ET AL
37238 KINGS FERRY RD
HILLIARD, FL 32046

2025

04-3N-24-0000-0006-0000

BUILDING CHARACTERISTICS

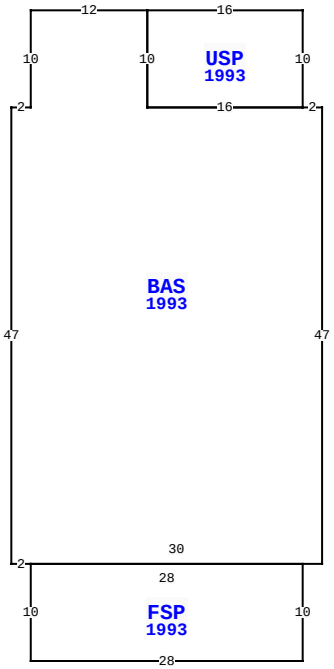
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1993	1,624	112,462
FSP	280	40	1993	112	7,756
USP	160	30	1993	48	3,324
TOTALS	2,064			1,784	123,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	100.0000	100.00	178,400	1930	1930	0	0	0	30.75	69.25

1 SINGLE FAM – 0% - 0 Heated Area: 1624 HX Base Yr



37426 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,542
TOTAL MARKET OB/XF VALUE	3,444
TOTAL LAND VALUE - MARKET	284,844
TOTAL MARKET VALUE	185,057
SOH/AGL Deduction	37,539
ASSESSED VALUE	147,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,518
TOTAL JUST VALUE	411,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9811165	MH MOVE-ON	0	11/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1677/0104	5/05/2010	QC	U	I	11	100
GRANTOR: VANZANT TROY						
GRANTEE: OLINTO TREVOR & LOG						
1616/1428	4/28/2008	QC	U	I	11	100
GRANTOR: VANZANT STEPHEN T & P						
GRANTEE: VANZANT STEPHEN T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=1993] N10 W16 S10 E16$ W16 N10 W12 S10 W2 S47 E2 FSP=[YR=1993] S10 E28 N10W28$ E30 N47$.

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	0200	BARN WD 0-	0	0	41	21	861.00	SF	20.00	20.00	100	1980	1980	3	20	3,444	

LAND DESCRIPTION

TOTAL OB/XF 3,444

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	005000	C	AGRICULTURAL	0	0006	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	525.00	525.00	3,150							
3	005902	A	HARDWOOD SI	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	190.00	190.00	3,230							
4	006000	A	PASTURE - HA	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
5	005600	A	TIMBER 3 N S	0		A-1	0.00	0.00	14.31	AC		1.00	1.00	1.00	390.00	390.00	5,581							
6	009910	M	MARKET VALUE	0		A-1	0.00	0.00	40.31	AC		1.00	1.00	0.70	8,500.00	5,950.00	239,844							

REVIEW DATE 06/10/2020 BY TWA Total Acres: 41.31 Total Land Value: 58,071 Market: 239,844 Agricultural: 13,071 Common: 45,000 PRINTED 07/30/2025 BY SYS