PT OF NW1/4 OF SEC 8-3N-26E
IN OR 774/1878

VANZANT CHARLES H
67079 OWENS FARM ROAD
YULEE, FL 32097

2025

08-3N-26-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

OWENS FARM RD, YULEE

BLD DATE		LGL DATE	05/13/2025 MLU
XF DATE		LAND DATE	
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	169,260
TOTAL MARKET VALUE	3,385
SOH/AGL Deduction	0
ASSESSED VALUE	3,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,385
TOTAL JUST VALUE	169,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971901	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/1878	10/25/1996	WD	Q	V	01	37,300

GRANTOR: VANZANT LARRY D SR &
GRANTEE: VANZANT CHARLES H

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.68	AC		1.00	1.00	1.00	390.00	390.00	3,385							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.68	AC		1.00	1.00	1.00	19,500.00	19,500.00	169,260							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 8.68 Total Land Value: 3,385 Market: 169,260 Agricultural: 3,385 Common: 0 PRINTED 07/30/2025 BY SYS