PT OF NW1/4 OF NW1/4
IN OR 376/236 PAR 1-4
OR 558/933 PAR 1-6

VANZANT HENRY
67079 OWENS FARM ROAD
YULEE, FL 32097

2025

08-3N-26-0000-0001-0040

BUILDING CHARACTERISTICS

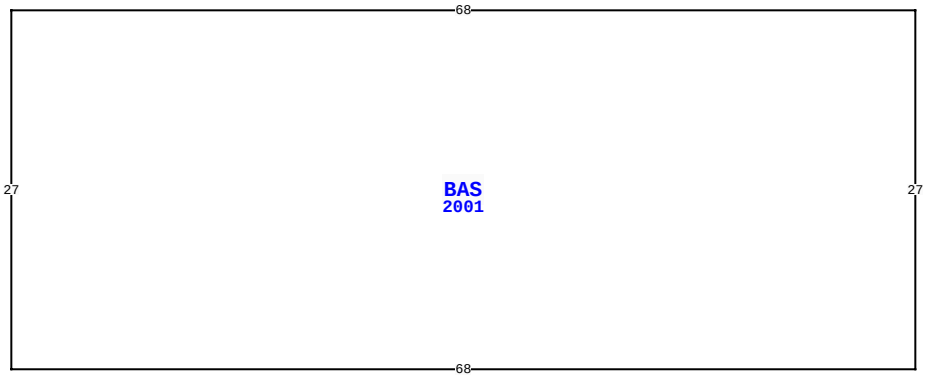
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2001	1,836	124,977
TOTALS	1,836			1,836	124,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	160.1600	136.14	249,953	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 1836 HX Base Yr 1994



67079 OWENS FARM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,976
TOTAL MARKET OB/XF VALUE		25,497
TOTAL LAND VALUE - MARKET		236,580
TOTAL MARKET VALUE		200,293
SOH/AGL Deduction		125,390
ASSESSED VALUE		74,903
TOTAL EXEMPTION VALUE	HX HB	49,903
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		387,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0376/0236	1/01/1983	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W68 S27 E68 N27 $.

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	0681	POLE SHED	0	100	35	35	1,225.00	SF	15.00	15.00	100	1987	1987	3	20	3,675	
2	0940	SHEDS/PORT	0	100	12	18	216.00	SF	20.10	20.10	100	1984	1984	3	20	868	
3	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1984	1984	3	20	432	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
5	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2007	2007	3	44	15,840	
6	0751	UOP	0	100	28	12	336.00	SF	10.00	10.00	100	2010	2010	3	56	1,882	

LAND DESCRIPTION

TOTAL OB/XF 25,497

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.36	AC		1.00	1.00	1.00	390.00	390.00	4,820							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.36	AC		1.00	1.00	1.00	15,500.00	15,500.00	191,580							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 13.36 Total Land Value: 49,820 Market: 191,580 Agricultural: 4,820 Common: 45,000 PRINTED 07/30/2025 BY SYS