PT GOVT LOT 1 IN SEC 12-4N-23E
IN OR 2584/87

VANZANT JOHN KEVIN
552471 U S HIGHWAY 1
HILLIARD, FL 32046

2025

12-4N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

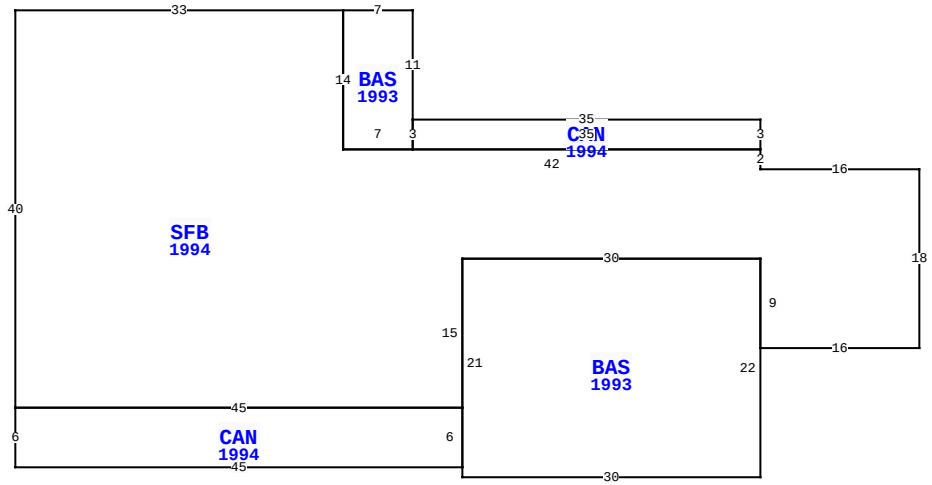
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	04	PLYWOOD 20
Interior Floo	03	CONC FINSH 80
Interior Floo	07	CORK/VTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100	1993	98	5,236
BAS	660	100	1993	660	35,264
CAN	105	30	1994	32	1,710
CAN	270	30	1994	81	4,328
SFB	2,250	80	1994	1,800	96,174
TOTALS	3,383			2,671	142,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,671	76.6022	106.86	285,423	1948	1970	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 2023 Heated Area: 2558 HX Base Yr



555026 US HWY 1, HILLIARD

BLD DATE	09/24/2020 KK	LGL DATE	
XF DATE	09/24/2020 KK	LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	142,712
TOTAL MARKET OB/XF VALUE	12,715
TOTAL LAND VALUE - MARKET	43,995
TOTAL MARKET VALUE	199,422
SOH/AGL Deduction	0
ASSESSED VALUE	199,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,422
TOTAL JUST VALUE	199,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6264	REPAIR/RRF	8,000	02/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/0087	8/15/2022	QC	U	I	11	100
GRANTOR: VANZANT JOHN KEVIN						
GRANTEE: VANZANT JOHN KEVIN						
1807/0465	6/26/2012	QC	U	I	11	12,200
GRANTOR: VANZANT SHARON RENAE						
GRANTEE: VANZANT JOHN KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1994] W16N2CAN=[YR=1994] N3W35 BAS=[YR=1993] N11 W7 S14 E7 N3$ S3 E35$ W42 N14 W33 S40 CAN=[YR=1994] S6 E45 BAS=[YR=1993] S1 E30 N22 W30 S21$ N6 W45$ E45 N15 E30 S9 E16 N18$.

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	0381	COOLER	0	0	18	16	288.00	SF	82.50	82.50	100	1975	1975	3	20	4,752	
2	0803	ASPHALT C	0	0	0	0	6,270.00	SF	2.00	2.00	100	1975	1975	3	50	6,270	
3	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2000	2000	3	100	200	
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	48	1,493	

LAND DESCRIPTION

TOTAL OB/XF 12,715

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	001100	C	STORE 1FLR	0	0004	CG			43,995.00	SF		1.00	1.00	1.00	1.00	1.00	43,995							

REVIEW DATE 08/30/2022 BY WWA Total Acres: 1.01 Total Land Value: 43,995 Market: 0 Agricultural: 0 Common: 43,995 PRINTED 07/30/2025 BY SYS