PT OF LOTS 34 & 35
IN OR 2595/1543
(EX PT IN OR 1631/1325)

VANZANT TAMMY
17103 MCINTOSH RD
HILLIARD, FL 32046

2025

16-3N-24-2020-0034-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

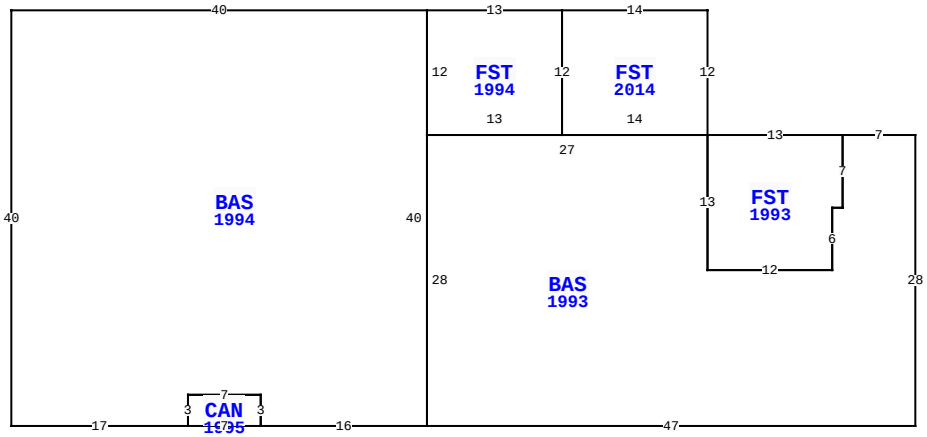
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100	1993	1,153	56,453
BAS	1,579	100	1994	1,579	77,310
CAN	21	30	1995	6	294
FST	163	50	1993	82	4,015
FST	156	50	1994	78	3,819
FST	168	50	2014	84	4,113
TOTALS	3,240			2,982	146,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,982	100.2820	139.89	417,152	1960	1975	0	0	15	50.00	35.00

1 RETAILSTOR – 0% - 2023 Heated Area: 2732 HX Base Yr



551411 US HWY 1, HILLIARD

BLD DATE	12/31/2020 KK	LGL DATE	
XF DATE	12/31/2020 KK	LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	146,003
TOTAL MARKET OB/XF VALUE	16,510
TOTAL LAND VALUE - MARKET	161,212
TOTAL MARKET VALUE	323,725
SOH/AGL Deduction	0
ASSESSED VALUE	323,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,725
TOTAL JUST VALUE	323,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0907080	ELEC OTHER	0	07/27/2009
E0907074	ELEC OTHER	1,800	07/02/2009
B0810133	REPAIR/RRF	0	10/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1543	10/11/2022	WD	U	I	11	100
GRANTOR: PRESTON REEVES HEATIN						
GRANTEE: VANZANT TAMMY						
2588/1581	9/01/2022	WD	U	I	32	170,000
GRANTOR: PRESTON REEVES HEATIN						
GRANTEE: VANZANT TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FST=[YR=1993] W13 FST=[YR=2014] N12 W14 FST=[YR=1994] W13 BAS=[YR=1994] W40 S40 E17 CAN=[YR=1995] E7 N3 W7 S3$ N3 E7 S3 E16 N40$ S12 E13 N12$ S12 E14$ S13 E12 N6 E1 N7$ S7 W1 S6 W12 N13 W27 S28 E47 N28$.

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	0812	CONCRETE C	0	0	0	0	7,348.00	SF	4.00	4.00	100	1960	1960	3	20	5,878	
2	0422	CL FNC 4'	0	0	0	0	73.00	LF	15.00	15.00	100	2009	2009	3	74	810	
3	0424	CL FNC 6'	0	0	0	0	379.00	LF	20.00	20.00	100	2009	2009	3	74	5,609	
4	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	1980	1980	3	44	143	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	27	122	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2009	2009	3	74	555	
7	0681	POLE SHED	0	0	26	10	260.00	SF	15.00	15.00	100	2019	2019	3	87	3,393	

LAND DESCRIPTION

TOTAL OB/XF 16,510

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		C-1	0.00	0.00	85,980.00	SF		1.00	1.00	0.75	2.50	1.88	161,212							

REVIEW DATE 12/31/2020 BY KK Total Acres: 0.00 Total Land Value: 161,212 Market: 0 Agricultural: 0 Common: 161,212 PRINTED 07/30/2025 BY SYS