N1/2 OF SE1/4 & PT OF S1/2 OF
NE1/4 OF SEC 19-4N-25E
IN OR 2523/1567

LOYD FRANKLIN E JR
4893 VANZANT ROAD
HILLIARD, FL 32046

2025

19-4N-25-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

ROY HADDOCK RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	39,900
TOTAL LAND VALUE - MARKET	742,830
TOTAL MARKET VALUE	87,356
SOH/AGL Deduction	0
ASSESSED VALUE	87,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,356
TOTAL JUST VALUE	782,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	716,460

SEE ADJCNT AG PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996186	CHNGE SRVC	500	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2523/1567	12/19/2021	QC	U	V	11	100
GRANTOR: LOYD HILDA L/E						
GRANTEE: LOYD FRANKLIN E JR						
2353/1236	3/26/2020	QC	U	V	11	100
GRANTOR: LOYD FRANKLIN E SR &						
GRANTEE: LOYD FRANKLIN E JR						

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
1	0680	POLE SHED	0	0	60	70	4,200.00	SF	10.00	10.00	100	2024	2022		95	39,900	

LAND DESCRIPTION

TOTAL OB/XF 39,900

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	65.06	AC		1.00	1.00	1.00	525.00	525.00	34,156							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	70.00	AC		1.00	1.00	1.00	190.00	190.00	13,300							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	135.06	AC		1.00	1.00	1.00	5,500.00	5,500.00	742,830							

REVIEW DATE 01/04/2024 BY KWA Total Acres: 135.06 Total Land Value: 47,456 Market: 742,830 Agricultural: 47,456 Common: 0 PRINTED 07/30/2025 BY SYS