PT OF SE1/4 OF NE1/4
IN OR 1493/1126

LOYD FRANKLIN E JR
4893 VANZANT ROAD
HILLIARD, FL 32046

2025

19-4N-25-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

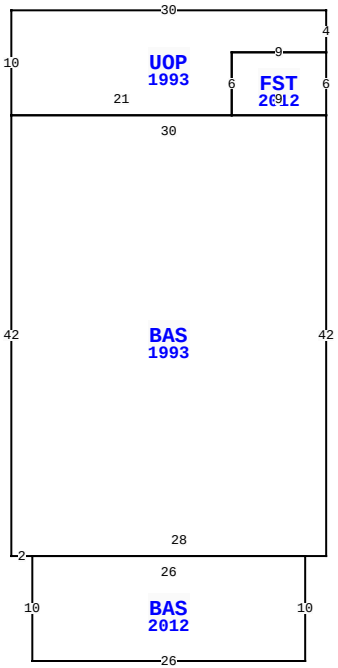
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,260	100	1993	1,260	82,562
BAS	260	100	2012	260	17,037
FST	54	55	2012	30	1,966
UOP	246	20	1993	49	3,211
TOTALS	1,820			1,599	104,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,599	89.7600	89.76	143,526	1940	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1520 HX Base Yr 2003



4893 VANZANT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,750
TOTAL MARKET OB/XF VALUE		4,131
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		262,881
SOH/AGL Deduction		159,995
ASSESSED VALUE		102,886
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,164
TOTAL JUST VALUE		262,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25984	REMODEL	84,000	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1126	4/19/2007	QC	U	I	07	100
GRANTOR: LOYD FRANKLIN E JR &						
GRANTEE: LOYD FRANKLIN E JR						
1042/0390	3/07/2002	WD	Q	I		125,000
GRANTOR: GEIGER GERNIE & HARRI						
GRANTEE: LOYD FRANKLIN E JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S10 BAS=[YR=1993] S42 E2 BAS=[YR=2012] S10 E26 N10 W26$ E28 N42 FST=[YR=2012] N6 W9 S6 E9$ W30$ E21 N6 E9 N4$.

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	0350	CARPORT WD	0	100	20	35	700.00	SF	7.28	7.28	100	1995	1995	3	20	1,019	
2	0811	CONCRETE B	0	100	34	22	748.00	SF	5.20	5.20	100	2002	2002	3	80	3,112	

LAND DESCRIPTION

TOTAL OB/XF 4,131

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	000100	C	RES	100	0005	OR	0.00	0.00	4.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	132,000							

REVIEW DATE 01/08/2024 BY KWX Total Acres: 4.40 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF NE1/4
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NASSAU COUNTY PROPERTY

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Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	05	Quality Level 05

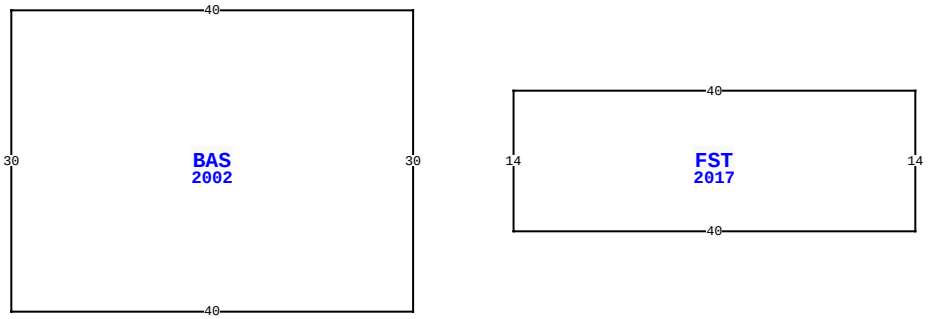
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2002	1,200	17,488
FST	560	55	2017	308	4,488
TOTALS	1,760			1,508	21,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,508	60.5880	22.42	33,809	2002	2002	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 2003 Heated Area: 1200 HX Base Yr 2003



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1042/0390	3/07/2002	WD	Q	I		125,000
GRANTOR: GEIGER GERNIE & HARRI						
GRANTEE: LOYD FRANKLIN E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,-10] N30 W40 S30 E40 $
FST=[YR=2017;ORIG=50,-32] W40 S14 E40 N14 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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