

PT OF LOTS 9,10 & 11
IN OR 662/1169 & OR 1349/386
CORNWALL SURVEY OF

VANZANT JOHN E & MARY ANN
373120 KINGS FERRY ROAD
HILLIARD, FL 32046

2025

26-4N-24-2020-0010-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

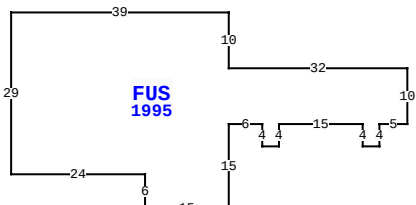
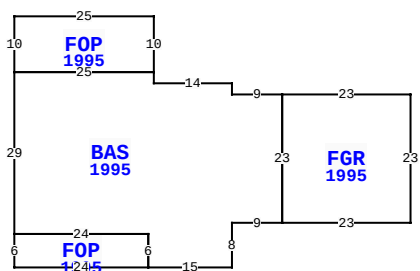
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1995	1,400	135,612
FGR	529	55	1995	291	28,188
FOP	144	30	1995	43	4,165
FOP	250	30	1995	75	7,265
FUS	1,565	100	1995	1,565	151,594
TOTALS	3,888			3,374	326,824

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	5,320
2	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1996	1996	3	70	2,766
3	0812	CONCRETE C	0	100	0	0	2,426.00	SF	4.00	4.00	100	1997	1997	3	72	6,987

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,374	91.1628	120.33	405,993	1995	1995	0	0	19.50	80.50
1 SNGL FAM - 100% - 1996											
Heated Area: 2965											
HX Base Yr 1996											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			326,824
TOTAL MARKET OB/XF VALUE			15,073
TOTAL LAND VALUE - MARKET			119,400
TOTAL MARKET VALUE			461,297
SOH/AGL Deduction			266,647
ASSESSED VALUE			194,650
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			143,928
TOTAL JUST VALUE			461,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951309	H/AC	0	09/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0662/1169	7/06/1992	WD U	U	V	07

GRANTOR: NICKS J C & ELIZ					
GRANTEE: VANZANT JOHN & MARY					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1995] W23 BAS=[YR=1995] W9 N2 W14 N2 FOP=[YR=1995] N10 W25 S10 E25\$ W25 S29 FOP=[YR=1995] S6 E24 N6 W24\$ E24 S6 E15 N8 E9 N23\$ S23 E23 N23\$ PTR=E20 FUS=[YR=1995] E39 S10 E32 S10 W5 S4 W3 N4 W15 S4 W3 N4 W6 S15 W15 N6 W24 N29\$ W20\$.					

TOTAL OB/XF											
15,073											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	3.98	AC	1.00