LOT 2
IN OR 2236/1937
JAMES F DAVIS SUB PBK 8/299

BLANTON JOSHUA W & STEFANIE R
371240 KINGS FERRY RD
HILLIARD, FL 32046

2025

37-4N-24-2301-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

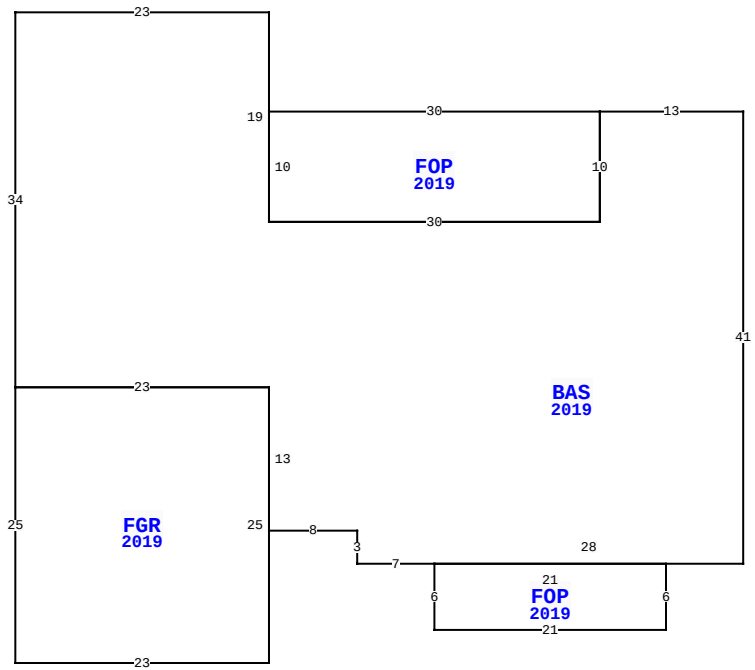
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2019	2,221	324,354
FGR	575	55	2019	316	46,148
FOP	126	30	2019	38	5,550
FOP	300	30	2019	90	13,144
TOTALS	3,222			2,665	389,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	112.8960	149.02	397,138	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2221 HX Base Yr 2020



371240 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,757
TOTAL MARKET OB/XF VALUE		7,495
TOTAL LAND VALUE - MARKET		208,455
TOTAL MARKET VALUE		534,057
SOH/AGL Deduction		296,298
ASSESSED VALUE		237,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,037
TOTAL JUST VALUE		629,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012351	54X60 AG BARN	50	12/10/2020
19012165	CO ISSUED	0	11/25/2019
19004852	NEW CONSTR	315,284	05/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/1937	11/07/2018	WD	U	V	11	100
GRANTOR: VANZANT JOHN A & CHRI						
GRANTEE: BLANTON JOSHUA W &						
2196/0535	5/03/2018	WD	U	V	19	150,000
GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W30 S10 E30 N10$ S10 W30 N19 W23 S34 FGR=[YR=2019] S25 E23 N25 W23$ E23 S13 E8 S3 E7 FOP=[YR=2019] S6 E21 N6 W21$ E28 N41$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0811	CONCRETE B	0	100	0	0	806.00	SF	5.20	5.20	100	2019	2019	3	97	4,065	

LAND DESCRIPTION

TOTAL OB/XF 7,495

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	5.69	AC		1.00	1.00	1.00	19,500.00	19,500.00	110,955							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 04/30/2021 BY TWJH Total Acres: 10.69 Total Land Value: 112,805 Market: 97,500 Agricultural: 1,850 Common: 110,955 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 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	0	0 100
Units		0 100
Occupancy	00	NONE 100

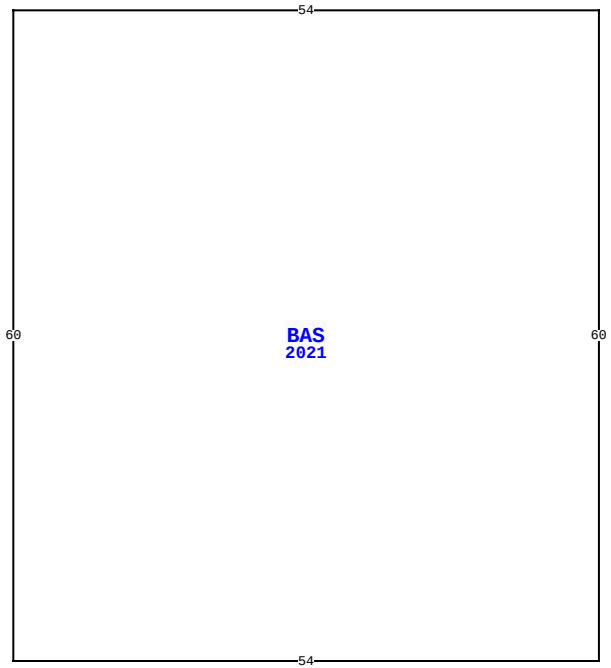
Quality	06	Quality Level 06
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,240	100	2021	3,240	24,562
TOTALS	3,240			3,240	24,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,240	30.6820	7.98	25,855	2021	2021	0	0	0	5.00	95.00

2 BARNS – 100% - 2020 Heated Area: 3240 HX Base Yr 2020



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GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W54 S60 E54 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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