PT OF E HIGGINBOTHAM GRANT
PAR 1-1 IN OR 1661/193

VANZANT JOSEPH RAY
85201 RENIA ST
YULEE, FL 32097

2025

38-3N-25-0000-0001-0010

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

CR 108, 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	0
TOTAL LAND VALUE - MARKET	386,750
TOTAL MARKET VALUE	18,025
SOH/AGL Deduction	0
ASSESSED VALUE	18,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,025
TOTAL JUST VALUE	386,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1661/0193	10/10/2009	QC	U	V	30	100
GRANTOR: REED JULIE VANZANT						
GRANTEE: VANZANT JOSEPH RAY						
1641/1623	9/25/2009	PR	U	I	30	100
GRANTOR: VANZANT JOSEPH RAY &						
GRANTEE: VANZANT JOSEPH RAY						

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

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
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	525.00	525.00	14,700							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	17.50	AC		1.00	1.00	1.00	190.00	190.00	3,325							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	45.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	386,750							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 45.50 Total Land Value: 18,025 Market: 386,750 Agricultural: 18,025 Common: 0 PRINTED 07/30/2025 BY SYS