S OF SR 108
PT OR 2660/1322
BDY LINE AGREEMENT OR 495/464

VANZANT GRADY J & BARBARA L/E/VANZANT LONNIE J & T
PO BOX 662
CALLAHAN, FL 32011-0662

**2025**

**40-3N-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, YULEE

| | | | |
|---|---|---|---|
| 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 | 311,170 |
| TOTAL MARKET VALUE | 10,262 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,262 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,262 |
| TOTAL JUST VALUE | 311,170 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 300,440 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2660/1322 | 6/12/2023 | QC | U | V | 11 | 100 |
| GRANTOR: VANZANT GRADY J & BAR | | | | | | |
| GRANTEE: HOBBS BENJAMIN FRAN | | | | | | |
| 1962/1731 | 2/13/2015 | QC | U | I | 11 | 100 |
| GRANTOR: VANZANT GRADY J ET AL | | | | | | |
| GRANTEE: VANZANT GRADY J & B | | | | | | |

## 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 | 18.46 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 9,692 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 570 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 21.46 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 311,170 | | | | | | | |

REVIEW DATE 05/13/2025 BY MLU Total Acres: 21.46 Total Land Value: 10,262 Market: 311,170 Agricultural: 10,262 Common: 0 PRINTED 07/30/2025 BY SYS