

PT W1/2 OF NW1/4 SEC 3-2N-23E &
PT E1/2 OF NE1/4 SEC 4-2N-23E
IN OR 527/1221 & OR 641/1171 &

VANZANT LEO MICHAEL & JERI A/
25190 COUNTY ROAD 121
HILLIARD, FL 32046

2026

03-2N-23-0000-0004-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

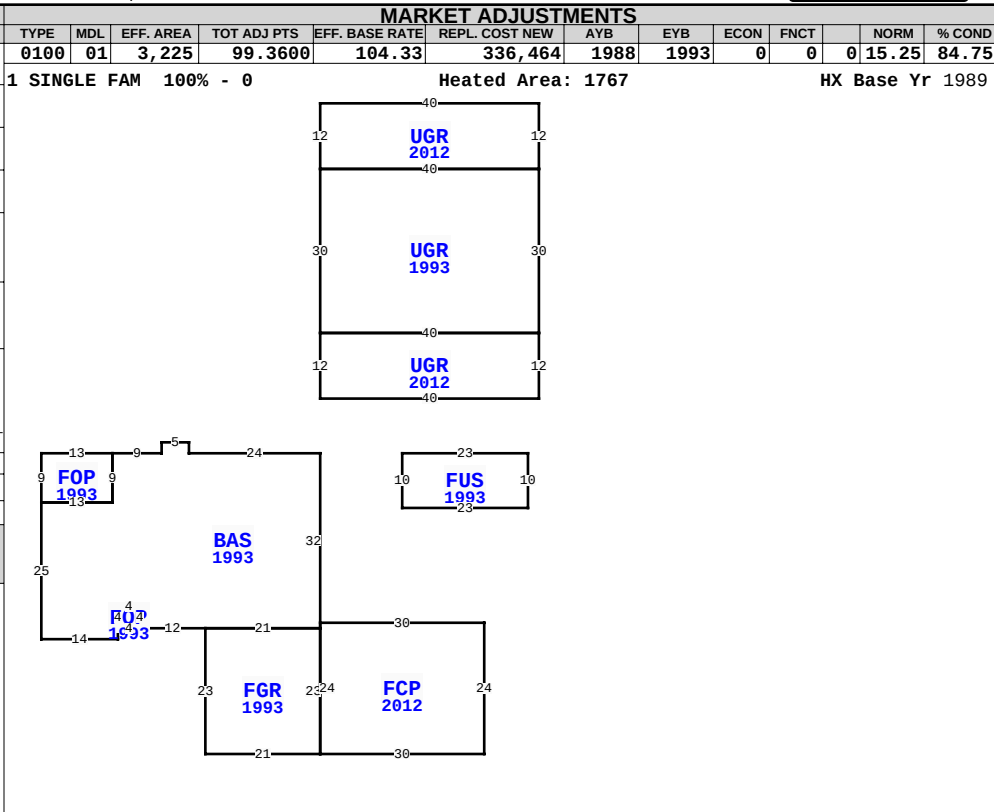
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1993	1,537	135,901
FCP	720	25	2012	180	15,915
FGR	483	55	1993	266	23,520
FOP	16	30	1993	5	442
FOP	117	30	1993	35	3,095
FUS	230	100	1993	230	20,337
UGR	1,200	45	1993	540	47,746
UGR	480	45	2012	216	19,098
UGR	480	45	2012	216	19,098

TOTALS	5,263			3,225	285,153
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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
1	1242	WD DECK A	0 100	13	16	208.00	SF	10.00	10.00	100	1988
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2000
9	0680	POLE SHED	1 100	40	30	1,200.00	SF	10.00	10.00	100	2024

LAND DESCRIPTION											
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	0004	OR	0.00	0.00	5.37	AC	

REVIEW DATE 10/30/2023 BY WWA



25190 CR 121, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	1242	WD DECK A	0 100	13	16	208.00	SF	10.00	10.00	100	1988	1988	3	20	416	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
9	0680	POLE SHED	1 100	40	30	1,200.00	SF	10.00	10.00	100	2024	2021		90	10,800	

TOTAL OB/XF											
55,816											

Total Acres: 5.37 Total Land Value: 112,770 Market: 0 Agricultural: 0 Common: 112,770

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										332,221	
TOTAL MARKET OB/XF VALUE										55,816	
TOTAL LAND VALUE - MARKET										112,770	
TOTAL MARKET VALUE										500,807	
SOH/AGL Deduction										216,489	
ASSESSED VALUE										284,318	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										232,907	
TOTAL JUST VALUE										500,807	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										460,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009411	NEW ROOF	15,000	07/24/2023
B94930	SWIM POOL	12,775	03/01/1994
4451	NEW CONSTR	63,492	10/22/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2670/686	9/20/2023	WD	U	I	37	4,000	
GRANTOR: HARTLEY SHIRLEY							
GRANTEE: VANZANT LEO & JERI							
0641/1171	11/21/1991	QC	Q	I	01	100	
GRANTOR: VANZANT & POTTER							
GRANTEE: VANZANT LEO & JERI							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W24 N2 W5 S2 W9 FOP=[YR=1993] W13 S9E13 N9\$ S9 W13 S25 E14 N2 FOP=[YR=1993] E4 N4 W4 S4 \$ N4 E4 S4 E12 FGR=[YR=1993] S23 E21 FCP=[YR=2012] E30 N24 W30 S24\$ N23 W21\$ E21 N32\$ PTR=E15 FUS=[YR=1993] E23 S10 W23 N10\$ W15\$ PTR=N10 UGR=[YR=2012] N12 UGR=[YR=1993] N30 UGR=[YR=2012] N12 E40 S12 W40\$ E40 S30 W40\$ E40 S12 W40\$ S10\$.											

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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**VANZANT LEO MICHAEL & JERI A/
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HILLIARD, FL 32046**

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