PT LOTS 10,11,12
PLEASANT PARK ADDITION TO
HILLIARD PB 2-21 & PT LOT 27

VANZANT JOHN K & SHARON B
552471 US HWY 1
HILLIARD, FL 32046

2026

05-3N-24-2360-0010-0000

BUILDING CHARACTERISTICS

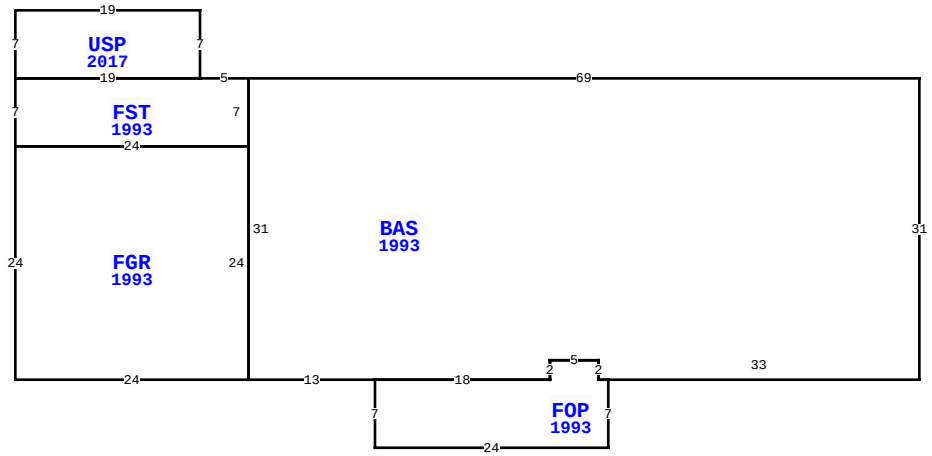
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	2,129	100	1993	2,129	217,180
FGR	576	55	1993	317	32,337
FOP	178	30	1993	53	5,407
FST	168	55	1993	92	9,385
USP	133	30	2017	40	4,081
TOTALS	3,184			2,631	268,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	107.1360	148.92	391,809	1977	1982	0	0	0	31.50	68.50

1 SNGL FAM 0% - 0 Heated Area: 2129 HX Base Yr



552453 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/20/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	268,389
TOTAL MARKET OB/XF VALUE	26,040
TOTAL LAND VALUE - MARKET	103,600
TOTAL MARKET VALUE	363,673
SOH/AGL Deduction	46,441
ASSESSED VALUE	317,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,232
TOTAL JUST VALUE	398,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2565/1188	5/25/2022	QC	U	I	11	100

GRANTOR: VANZANT JOHN KEVIN &

GRANTEE: VANZANT JOHN KEVIN

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	36	1,260	
4	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2017	2017	3	78	16,380	
5	0351	CARPORT MT	0	0	60	20	1,200.00	SF	10.00	10.00	100	2017	2017	3	70	8,400	

BUILDING DIMENSIONS

BAS=[YR=1993] W69 FST=[YR=1993] W5 USP=[YR=2017] N7 W19 S7 E19$ W19 S7 FGR=[YR=1993] S24 E24 N24 W24$ E24 N7$ S31 E13 FOP=[YR=1993] S7 E24 N7 W1 N2 W5 S2 W18$ E18 N2 E5 S2 E33 N31$.

LAND DESCRIPTION

TOTAL OB/XF 26,040

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	0		RM	0.00	0.00	2.45	AC		1.00	1.00	1.00	28,000.00	28,000.00	68,600							
2	005501	A	TIMBER 2 P S	0		RM	0.00	0.00	1.25	AC		1.00	1.00	1.00	515.00	515.00	644							
3	009910	M	MARKET VALUE	0		RM	0.00	0.00	1.25	AC		1.00	1.00	1.00	28,000.00	28,000.00	35,000							

REVIEW DATE 03/20/2024 BY DC Total Acres: 3.70 Total Land Value: 69,244 Market: 35,000 Agricultural: 644 Common: 68,600 PRINTED 07/09/2026 BY SYS