LOTS 13 & 14
PT OR 1801/1821
(EX S-1 OF LOT 14)

VANZANT LEO & JERI
552397 US HWY 1
HILLIARD, FL 32046

2026

05-3N-24-2360-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

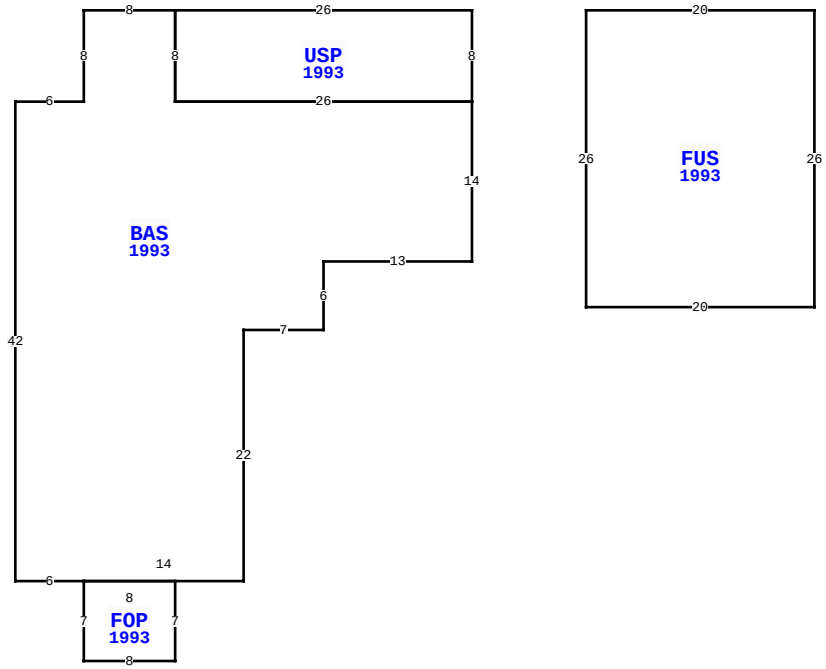
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1993	1,226	43,562
FOP	56	30	1993	17	604
FUS	520	100	1993	520	18,477
USP	208	30	1993	62	2,203
TOTALS	2,010			1,825	64,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,825	84.6000	88.83	162,115	1924	1924	0	0	40	50.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1746 HX Base Yr



552397 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,846
TOTAL MARKET OB/XF VALUE	2,850
TOTAL LAND VALUE - MARKET	97,262
TOTAL MARKET VALUE	164,958
SOH/AGL Deduction	3,712
ASSESSED VALUE	161,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,246
TOTAL JUST VALUE	164,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
05-055	ADDITION	11,520	05/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/1821	7/09/2012	WD	U	I	37	52,800
GRANTOR: SPEAL BARBARA W						
GRANTEE: VANZANT LEO & JERI						
0538/1256	3/17/1988	WD	Q	I		65,000
GRANTOR: WALLACE STEWART						
GRANTEE: SPEAL FRANK JR						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W26 BAS=[YR=1993] W8 S8 W6 S42 E6 FOP=[YR=1993] S7 E8 N7 W8$ E14 N22 E7 N6E13 N14 W26 N8$ S8 E26 N8$ PTR=E10 FUS=[YR=1993] E20 S26 W20 N26$ W10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	
2	0680	POLE SHED	0	0	60	15	900.00	SF	10.00	10.00	100	1996	1996	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	000100	C	RES	0	0004	RM	0.00	0.00	65,775.00	SF		1.00	1.00	1.00	1.50	1.50	27,662							
2	000100	C	RES	0		RM	0.00	0.00	1.74	AC		1.00	1.00	1.00	40,000.00	40,000.00	69,600							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 1.74 Total Land Value: 97,262 Market: 0 Agricultural: 0 Common: 97,262 PRINTED 07/09/2026 BY SYS