PT OF LOT 14 (S-1)
PT OR 1748/1236
PLEASANT PARK PB 2/21

VANZANT LEO M & JERI A
552391 US HWY 1
HILLIARD, FL 32046

2026

05-3N-24-2360-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

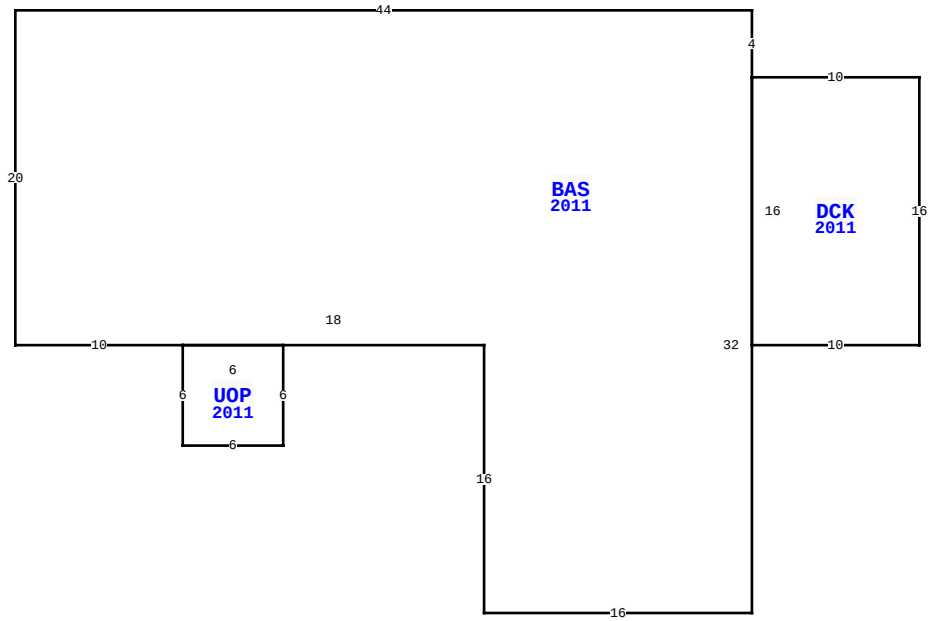
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	2011	1,136	106,534
DCK	160	10	2011	16	1,501
UOP	36	20	2011	7	656
TOTALS	1,332			1,159	108,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	111.3000	116.86	135,441	1975	1975	0	0	0	19.75	80.25

1 SINGLE FAM 0% - 0 Heated Area: 1136 HX Base Yr



552391 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	108,691
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,264
TOTAL MARKET VALUE	186,955
SOH/AGL Deduction	30,976
ASSESSED VALUE	155,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,979
TOTAL JUST VALUE	186,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1748/1236	7/27/2011	WD	Q	I	01	73,500

GRANTOR: SPEAL BARBARA W

GRANTEE: VANZANT LEO M & JER

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2011] W10 BAS=[YR=2011] N4 W44 S20 E10 UOP=[YR=2011] S6 E6 N6 W6$ E18 S16 E16 N32$ S16 E10 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	CI	0.00	0.00	49,220.00	SF		1.00	1.00	0.80	1.50	1.20	59,064							
2	000100	C	RES	0		CI	0.00	0.00	0.48	AC		1.00	1.00	1.00	40,000.00	40,000.00	19,200							

REVIEW DATE 04/11/2024 BY WWA Total Acres: 0.48 Total Land Value: 78,264 Market: 0 Agricultural: 0 Common: 78,264 PRINTED 07/09/2026 BY SYS