

VANZANT HENRY
67079 OWENS FARM ROAD
YULEE, FL 32097

08-3N-26-0000-0001-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD									
Exterior Wall	05	0800	02	1,836	160.1600	144.14	264,641	1998	1998	0	0	0	65.00	35.00	Tax Group: 4					Tax Dist:									
Roof Structur	03	1 M/H 94+ 100% - 0													Heated Area: 1836					HX Base Yr 1994									
Roof Cover	12	27 68 27 68 BAS 2001													BUILDING MARKET VALUE					92,624									
Interior Wall	05														TOTAL MARKET OB/XF VALUE					24,315									
Interior Floo	14														TOTAL LAND VALUE - MARKET					227,120									
Interior Floo	08														TOTAL MARKET VALUE					138,821									
Air Condition	03														SOH/AGL Deduction					61,964									
Heating Type	04														ASSESSED VALUE					76,857									
Bedrooms															TOTAL EXEMPTION VALUE					HX HB 51,411									
Bathrooms															BASE TAXABLE VALUE					25,446									
Frame	02														TOTAL JUST VALUE					344,059									
Stories	1.														NCON VALUE					0									
Units	1.	INCOME VALUE																											
		PREVIOUS YEAR MKT VALUE					387,053																						
Quality										06 Quality Level 06																			
DOR CODE										5000 IMPROVED AG																			
MAP NUM										MKT AREA 05																			
NEIGHBORHOOD/LOC										5001.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,836	100	2001	1,836	92,624																								
TOTALS										1,836 1,836 92,624																			
EXTRA FEATURES										67079 OWENS FARM RD, YULEE																			
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	0681	POLE SHED	0	100	35	35	1,225.00	SF	15.00	15.00	100	1987	1987	3	20	3,675													
2	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	1984	1984	3	20	1,296													
3	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1984	1984	3	20	432													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765													
5	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2007	2007	3	40	14,400													
6	0751	UOP	0	100	28	12	336.00	SF	10.00	10.00	100	2010	2010	3	52	1,747													
LAND DESCRIPTION										TOTAL OB/XF										24,315									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000												
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.36	AC		1.00	1.00	1.00	395.00	395.00	4,882												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.36	AC		1.00	1.00	1.00	17,000.00	17,000.00	210,120												
REVIEW DATE										01/01/2023										BY CD									
Total Acres:										13.36										Total Land Value:									
										21,882										Market:									
										210,120										Agricultural:									
										4,882										Common:									
										17,000										PRINTED 07/09/2026 BY SYS									