

PT LOT 18 IN OR 891/730
CORNWALL SURVEY S/D OF
SEC 10-3N-23E PBK 0/31

VANZANT MARK & TAMMY
17103 MCINTOSH RD
HILLIARD, FL 32046

2026

10-3N-23-2020-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 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	1.5	1.5 100
Units		0 100
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	1,100	100	1993	1,100	129,895
FGR	483	55	1993	266	31,411
FOP	156	30	1993	47	5,550
FST	54	55	1993	30	3,542
FUS	564	100	1993	564	66,601

TOTALS	2,357			2,007	237,000
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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
1	0200	BARN WD 0-	0	100	48	34	1,632.00	SF	20.00	20.00	100
2	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100
3	0510	GARAGE WD-	0	100	24	11	264.00	SF	26.95	26.95	100

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.94	AC	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.94	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,007	98.7840	137.31	275,581	1992	1997	0	0	0 14.00	86.00

1 SNGL FAM 100% - 0

Heated Area: 1664

HX Base Yr

The floor plan diagram shows a complex layout with several rooms and corridors. The rooms are labeled with blue text: BAS 1993, FGR 1993, FOP 1993, FST 1993, and FUS 1993. The dimensions are indicated by numbers along the walls and corridors. The layout includes a large central area (BAS 1993) with a smaller room (FGR 1993) attached to its right side. A corridor (FOP 1993) runs along the bottom left, and another corridor (FST 1993) runs along the top right. A small room (FUS 1993) is located at the top right. The dimensions are as follows: BAS 1993 (24, 57, 14, 9, 6, 23, 21, 23, 5, 4, 4, 28, 26, 6, 3); FGR 1993 (16, 23, 21, 23, 5, 4, 4, 28, 26, 6, 3); FOP 1993 (26, 6, 3); FST 1993 (9, 6, 23, 21, 23, 5, 4, 4, 28, 26, 6, 3); FUS 1993 (19, 16, 10, 10, 3, 12, 13, 30).

17103 MCINTOSH RD, HILLIARD					BLD DATE					LGL DATE		05/12/2026	MLU
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,632.00	SF	20.00	20.00	100	1999	1999	3	25	8,160				
240.00	SF	10.00	10.00	100	1998	1998	3	20	480				
264.00	SF	26.95	26.95	100	2008	2008	3	44	3,131				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				237,000	
TOTAL MARKET OB/XF VALUE				11,771	
TOTAL LAND VALUE - MARKET				138,320	
TOTAL MARKET VALUE				278,229	
SOH/AGL Deduction				146,218	
ASSESSED VALUE				132,011	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				80,600	
TOTAL JUST VALUE				387,091	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				401,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006864	REPAIR/RRF	12,130	05/03/2022
4128	H/AC	1,900	03/13/1992
7095	NEW CONSTR	64,084	03/20/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0891/0730	7/15/1999	WD	Q	I	01	100	
GRANTOR: VANZANT MARK							
GRANTEE: VANZANT MARK & TAMM							
0604/0444	8/10/1990	WD	Q	V		20,000	
GRANTOR: ARMSTRONG DOLORES C							
GRANTEE: VANZANT MARK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W9 BAS=[YR=1993] W57 S24 E3 FOP=[YR=1993] S6 E26 N6 W26\$ E28 N2 E4 S2 E4 N2 E4 FGR=[YR=1993] S5 E23 N21 W23 S16\$ N16 E14 N6\$ S6 E9 N6\$ PTR=E20 FUS=[YR=1993] E2 N7 E30 S19 W16 N10 W3 S10 W13 N12\$ W20\$.											