NW1/4
IN OR 1962/1737

VANZANT GRADY J & BARBARA L/E/VANZANT LONNIE J & T
PO BOX 662
CALLAHAN, FL 32011-0662

**2026**

**22-3N-25-0000-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

DRY CREEK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | 03/28/2025 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,360,000 |
| TOTAL MARKET VALUE | 67,250 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 67,250 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 67,250 |
| TOTAL JUST VALUE | 1,360,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 480,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2720/1358 | 5/21/2024 | LE | U | I | 11 | 100 |
| GRANTOR: VANZANT GRADY J & BAR | | | | | | |
| GRANTEE: HOBBS BENJAMIN FRAN | | | | | | |
| 2660/1326 | 6/12/2023 | QC | U | V | 11 | 100 |
| GRANTOR: VANZANT GRADY J & BAR | | | | | | |
| GRANTEE: HOBBS BENJAMIN FRAN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 50.00 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 19,750 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 80.00 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 42,400 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 30.00 | AC | | 1.00 | 1.00 | 1.00 | 170.00 | 170.00 | 5,100 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 160.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 1,360,000 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 160.00 Total Land Value: 67,250 Market: 1,360,000 Agricultural: 67,250 Common: 0 PRINTED 07/09/2026 BY SYS