

PT OF LOTS 9,10 & 11
IN OR 662/1169 & OR 1349/386
CORNWALL SURVEY OF

VANZANT JOHN E & MARY ANN
373120 KINGS FERRY ROAD
HILLIARD, FL 32046

2026

26-4N-24-2020-0010-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

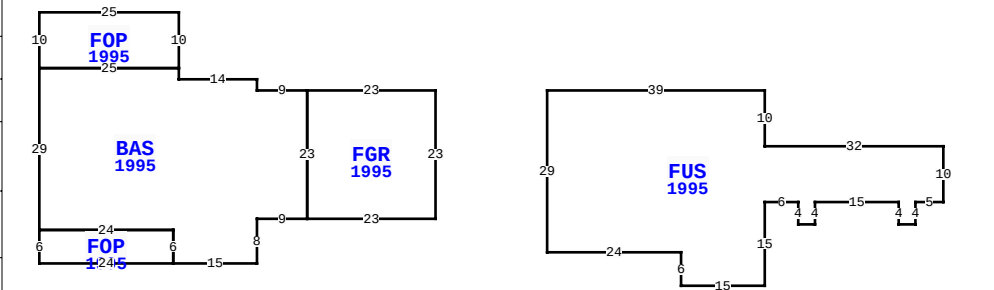
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1995	1,400	141,607
FGR	529	55	1995	291	29,434
FOP	144	30	1995	43	4,349
FOP	250	30	1995	75	7,586
FUS	1,565	100	1995	1,565	158,297
TOTALS	3,888			3,374	341,273

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
4	0351	CARPORT MT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,374	91.1628	126.72	427,553	1995	1995	0	0	20.18	79.82
1 SNGL FAM 100% - 1996 Heated Area: 2965 HX Base Yr 1996											



TOTAL OB/XF											
11,030											

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11,030											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			341,273
TOTAL MARKET OB/XF VALUE			11,030
TOTAL LAND VALUE - MARKET			111,440
TOTAL MARKET VALUE			463,743
SOH/AGL Deduction			257,629
ASSESSED VALUE			206,114
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			154,703
TOTAL JUST VALUE			463,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			467,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951309	H/AC	0	09/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0662/1169	7/06/1992	WD U	V	07	100

GRANTOR: NICKS J C & ELIZ					
GRANTEE: VANZANT JOHN & MARY					

BUILDING DIMENSIONS					
FGR=[YR=1995] W23 BAS=[YR=1995] W9 N2 W14 N2 FOP=[YR=1995] N10 W25 S10 E25\$ W25 S29 FOP=[YR=1995] S6 E24 N6 W24\$ E24 S6 E15 N8 E9 N23\$ S23 E23 N23\$ PTR=E20 FUS=[YR=1995] E39 S10 E32 S10 W5 S4 W3 N4 W15 S4 W3 N4 W6 S15 W15 N6 W24 N29\$ W20\$.					

BUILDING NOTES											