LOT 1
JAMES F DAVIS SUB PBK 8/299
UTIL ESMT OR 2274/1648

VANZANT JOHN & CHRISTIE
371210 KINGS FERRY ROAD
HILLIARD, FL 32046

2026

37-4N-24-2301-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

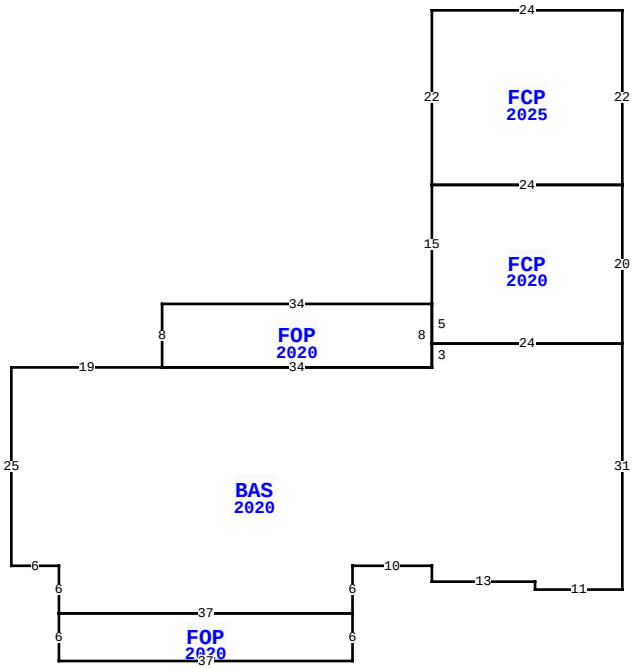
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2020	2,278	352,212
FCP	480	25	2020	120	18,553
FCP	528	25	2025	132	20,409
FOP	222	30	2020	67	10,360
FOP	272	30	2020	82	12,678
TOTALS	3,780			2,679	414,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,679	95.0400	157.77	422,666	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2021 Heated Area: 2278 HX Base Yr 2021



371210 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	11/03/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		500,536
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		191,900
TOTAL MARKET VALUE		600,853
SOH/AGL Deduction		158,340
ASSESSED VALUE		442,513
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,102
TOTAL JUST VALUE		695,866
NCON VALUE		20,410
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013205	3500 SQ FT POLE B	0	10/13/2023
20012698	CO ISSUED	0	12/17/2020
20002291	NEW CONSTR	291,988	03/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0403	11/07/2018	WD	U	V	11	100
GRANTOR: VANZANT JOHN & CHRIST						
GRANTEE: VANZANT JOHN AUSTIN						
2196/0535	5/03/2018	WD	U	V	19	150,000
GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-58,23] W19 S25 E6 S6 E37 N6 E10 S2 E13 S1 E11 N31 W24 S3 W34 $
FCP=[YR=2020;ORIG=0,0] W24 S15 S5 E24 N20 $
FOP=[YR=2020;ORIG=-24,15] W34 S8 E34 N8 $
FOP=[YR=2020;ORIG=-71,54] S6 E37 N6 W37 $
FCP=[YR=2025;ORIG=-24,0] E24 N22 W24 S22 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	370.00	370.00	1,887							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	19,000.00	19,000.00	96,900							

REVIEW DATE 12/16/2024 BY WW Total Acres: 10.10 Total Land Value: 96,887 Market: 96,900 Agricultural: 1,887 Common: 95,000 PRINTED 07/09/2026 BY SYS

LOT 1
JAMES F DAVIS SUB PBK 8/299
UTIL ESMT OR 2274/1648

VANZANT JOHN & CHRISTIE
371210 KINGS FERRY ROAD
HILLIARD, FL 32046

2026

37-4N-24-2301-0001-0000

BUILDING CHARACTERISTICS

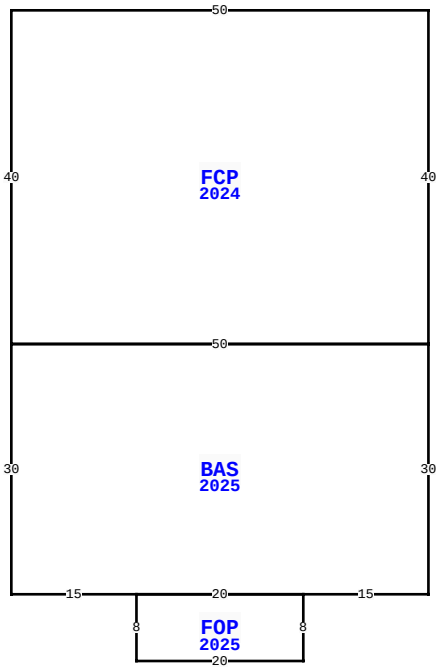
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2025	1,500	63,225
FCP	2,000	25	2024	500	21,075
FOP	160	30	2025	48	2,023
TOTALS	3,660			2,048	86,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,048	75.2640	42.15	86,323	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U 100% - 2025 Heated Area: 1500 HX Base Yr 2021



371210 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	11/03/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		500,536
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		191,900
TOTAL MARKET VALUE		600,853
SOH/AGL Deduction		158,340
ASSESSED VALUE		442,513
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,102
TOTAL JUST VALUE		695,866
NCON VALUE		20,410
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0403	11/07/2018	WD	U	V	11	100
GRANTOR: VANZANT JOHN & CHRIST						
GRANTEE: VANZANT JOHN AUSTIN						
2196/0535	5/03/2018	WD	U	V	19	150,000
GRANTOR: DAVIS KYLE P/R						
GRANTEE: VANZANT JOHN A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2024;ORIG=50,10] E50 S40 W50 N40 $
BAS=[YR=2025;ORIG=50,50] E50 S30 W15 W20 W15 N30 $
FOP=[YR=2025;ORIG=65,80] E20 S8 W20 N8 $
.

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

REVIEW DATE 12/16/2024 BY WW Total Acres: 10.10 Total Land Value: 96,887 Market: 96,900 Agricultural: 1,887 Common: 95,000 PRINTED 07/09/2026 BY SYS