PT OF E HIGGINBOTHAM GRANT
LYING W OF HODGE
BRANCH & N OF CR 108 &

VANZANT C HENRY
67079 OWENS FARM RD
YULEE, FL 32097

2026

38-3N-25-0000-0002-0010

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					

EXTRA FEATURES

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

MARKET ADJUSTMENTS

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

MAYFAIR TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/22/2025 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	1,333,055
TOTAL MARKET VALUE	46,031
SOH/AGL Deduction	0
ASSESSED VALUE	46,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,031
TOTAL JUST VALUE	1,333,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2427/0676	1/19/2021	WD	U	V	11	100

GRANTOR: VANZANT HUBERT N ESTA

GRANTEE: VANZANT C HENRY

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	48.25	AC		1.00	1.00	1.00	530.00	530.00	25,572							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	98.58	AC		1.00	1.00	1.00	170.00	170.00	16,759							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	156.83	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,333,055							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 156.83 Total Land Value: 46,031 Market: 1,333,055 Agricultural: 46,031 Common: 0 PRINTED 07/09/2026 BY SYS