S OF SR 108
PT OR 2660/1322
BDY LINE AGREEMENT OR 495/464

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

2026

40-3N-25-0000-0001-0010

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					

MARKET ADJUSTMENTS

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

CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	09/18/2025 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	313,316
TOTAL MARKET VALUE	10,294
SOH/AGL Deduction	0
ASSESSED VALUE	10,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,294
TOTAL JUST VALUE	313,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1322	6/12/2023	QC	U	V	11	100
GRANTOR: VANZANT GRADY J & BAR						
GRANTEE: HOBBS BENJAMIN FRAN						
1962/1731	2/13/2015	QC	U	I	11	100
GRANTOR: VANZANT GRADY J ET AL						
GRANTEE: VANZANT GRADY J & B						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	18.46	AC		1.00	1.00	1.00	530.00	530.00	9,784							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	170.00	170.00	510							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.46	AC		1.00	1.00	1.00	14,600.00	14,600.00	313,316							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 21.46 Total Land Value: 10,294 Market: 313,316 Agricultural: 10,294 Common: 0 PRINTED 07/09/2026 BY SYS