PT JOHN BELLANY GRANT
SEC 44-3N-26E IN OR 234/559
(EX PT IN DBK 63/333,

VANZANT LARRY
PO BOX 983
HILLIARD, FL 32046

**2026**

**44-3N-26-0000-0001-0000**

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

57086 LAZY ACES LN, 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 | 1,112,980 |
| TOTAL MARKET VALUE | 39,485 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 39,485 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 39,485 |
| TOTAL JUST VALUE | 1,112,980 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 556,490 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240006379 | DEMOLITION OF AN | 12,000 | 05/29/2024 |
| E0310806 | CHNGE SRVC | 100 | 01/01/2003 |
| MH023977 | MH MOVE-ON | 0 | 10/01/2002 |
| P026158 | NEW CONSTR | 0 | 10/01/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2541/1081 | 2/23/2022 | WD | U | V | 11 | 100 |
| GRANTOR: VANZANT LARRY D & C H | | | | | | |
| GRANTEE: VANZANT LARRY D | | | | | | |
| 2427/0686 | 1/19/2021 | WD | U | V | 11 | 100 |
| GRANTOR: VANZANT LARRY & C HEN | | | | | | |
| GRANTEE: VANZANT LARRY D | | | | | | |

### 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 | 61.90 | AC | | 1.00 | 1.00 | 1.00 | 530.00 | 530.00 | 32,807 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 39.28 | AC | | 1.00 | 1.00 | 1.00 | 170.00 | 170.00 | 6,678 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 101.18 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 1,112,980 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 101.18 Total Land Value: 39,485 Market: 1,112,980 Agricultural: 39,485 Common: 0 PRINTED 07/09/2026 BY SYS