BLOCK 165 LOTS 10 THRU 12 &
7 THRU 9
PT OR 2263/14

GEIGER ROBERT ROSS III
15813 CR 108
HILLIARD, FL 32046

2023

08-3N-24-2380-0165-0100

BUILDING CHARACTERISTICS

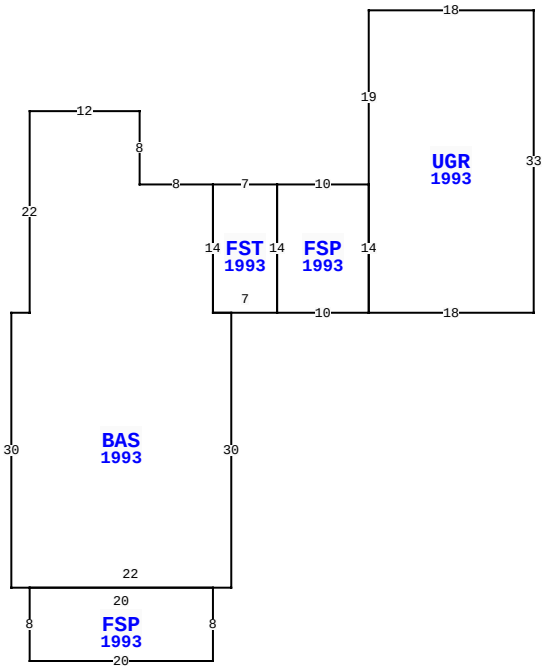
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100	1,096	89,495
FSP	140	40	56	4,573
FSP	160	40	64	5,226
FST	98	55	54	4,409
UGR	594	45	267	21,802
TOTALS	2,088		1,537	125,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	115.2600	104.02	159,879	1951	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 0 Heated Area: 1096 HX Base Yr



15813 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,505
TOTAL MARKET OB/XF VALUE	1,340
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	171,845
SOH/AGL Deduction	17,645
ASSESSED VALUE	154,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,200
TOTAL JUST VALUE	171,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190163	REPAIR/RRF	0	05/24/2019
0611142	REPAIR/RRF	6,000	10/31/2006
8908116	REPAIR/RRF	1,185	08/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2285/1665	6/24/2019	WD	Q	I	05	135,000
GRANTOR: HUNTLEY RITA S & JOHN						
GRANTEE: GEIGER ROBERT ROSS						
2263/0014	3/11/2019	FJ	U	I	11	0
GRANTOR: BENNETT MYRTIS JEWEL						
GRANTEE: HUNTLEY RITA S & JO						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W18 S19 FSP=[YR=1993] W10 FST=[YR=1993] W7
BAS=[YR=1993] W8 N8 W12 S22 W2 S30 E2 FSP=[YR=1993] S8 E20 N8
W20$ E22 N30 W2 N14$ S14 E7 N14$ S14 E10 N14$ S14 E18 N33$.

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	0810	CONCRETE A	0	0	0	0	159.00	SF	6.50	6.50	100	1975	1975	3	27	279	
2	0802	ASPHALT B	0	0	67	10	670.00	SF	2.40	2.40	100	2009	2009	3	66	1,061	

LAND DESCRIPTION

TOTAL OB/XF 1,340

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	000100	C	SFR	0	0004	R2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							
2	000100	C	SFR	0	0004	R2	75.00	125.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							

REVIEW DATE 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS