IN NE1/4 OF SE1/4 OF NE1/4
IN OR 27/414 & OR 331/156
EX R/W IN OR 177/248

GEIGER FREDDIE L & LINDA J L/E/
371260 EASTWOOD ROAD
HILLIARD, FL 32046

2023

09-3N-24-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

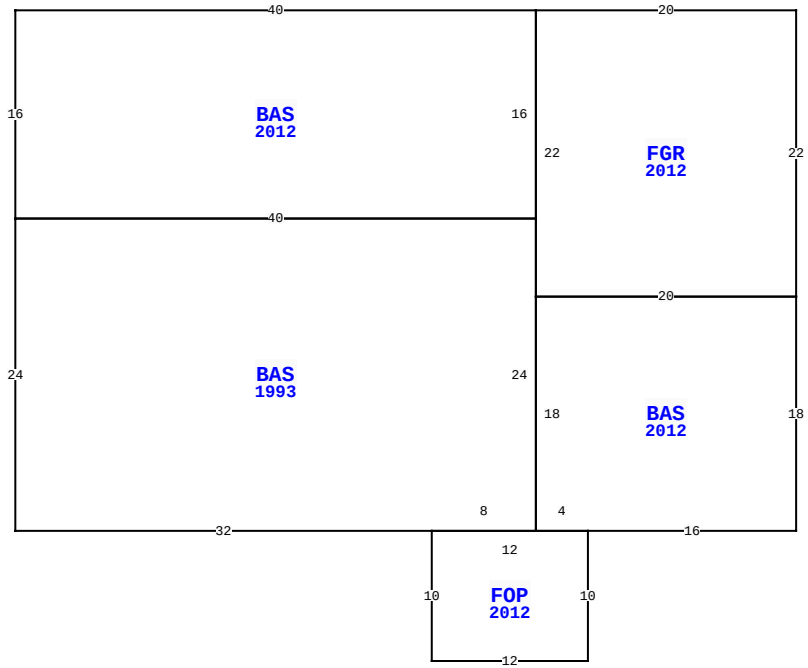
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	66,844
BAS	360	100	360	25,066
BAS	640	100	640	44,563
FGR	440	55	242	16,851
FOP	120	30	36	2,507
TOTALS	2,520		2,238	155,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,238	92.1200	83.14	186,067	1962	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 0 Heated Area: 1960 HX Base Yr



371260 EASTWOOD RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,831
TOTAL MARKET OB/XF VALUE		7,368
TOTAL LAND VALUE - MARKET		50,025
TOTAL MARKET VALUE		213,224
SOH/AGL Deduction		122,272
ASSESSED VALUE		90,952
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,952
TOTAL JUST VALUE		213,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150087	REPAIR/RRF	12,500	08/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/0304	9/23/2021	LE	U	I	11	100
GRANTOR: GEIGER FREDDIE L & LI						
GRANTEE: ARFLIN EVA K						
0331/0156	2/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2012] W20 BAS=[YR=2012] W40 S16 BAS=[YR=1993] S24 E32 FOP=[YR=2012] S10 E12 N10 BAS=[YR=2012] E16 N18 W20 S18 E4$ W12$ E8 N24 W40$ E40 N16$ S22 E20 N22$.

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	0940	SHEDS/PORT	0	100	0	0	648.00	SF	30.00	30.00	100	1980	1980	3	20	3,888	
2	0940	SHEDS/PORT	0	100	0	0	580.00	SF	30.00	30.00	100	1980	1980	3	20	3,480	

LAND DESCRIPTION

TOTAL OB/XF 7,368

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	000115	C	SFR ACRES	100	0006	R1	0.00	0.00	2.90	AC		1.00	1.00	0.75	23,000.00	17,250.00	50,025							

REVIEW DATE 02/15/2018 BY TWX Total Acres: 2.90 Total Land Value: 50,025 Market: 0 Agricultural: 0 Common: 50,025 PRINTED 08/02/2023 BY SYS