LOTS 33 34 35 36 37 & 38
IN OR 554 PG 874 & OR 555/370
EX S-1 OF LOTS 33 & 34

GEIGER JIMMIE FAYE
171941 BAY ROAD
HILLIARD, FL 32046

2023

15-3N-23-2020-0033-0000

BUILDING CHARACTERISTICS

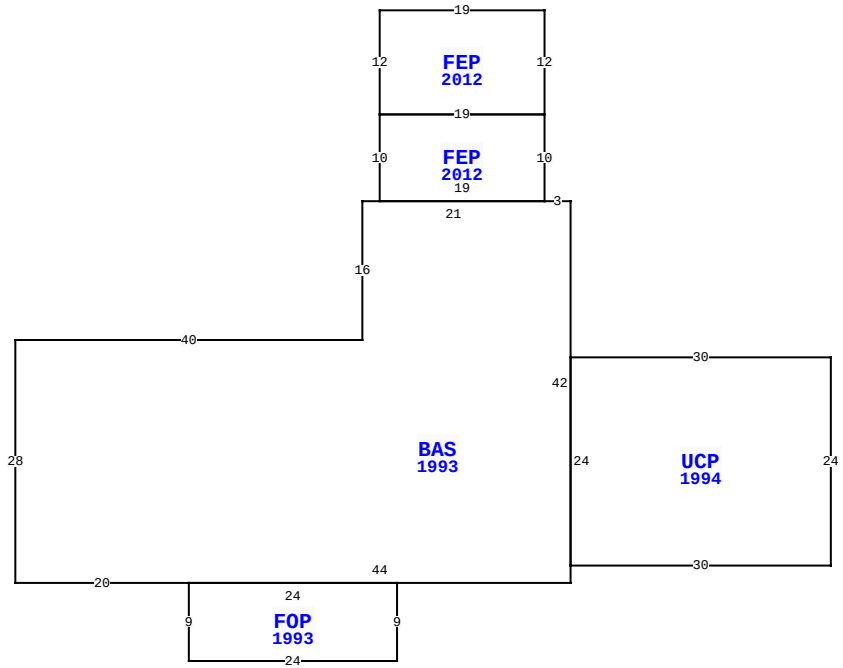
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2,176	186,238
FEP	190	80	152	13,009
FEP	228	80	182	15,577
FOP	216	30	65	5,563
UCP	720	20	144	12,325
TOTALS	3,530		2,719	232,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	83.8080	99.52	270,595	1974	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 0 Heated Area: 2176 HX Base Yr



171941 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,712
TOTAL MARKET OB/XF VALUE		24,949
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		307,206
SOH/AGL Deduction		152,316
ASSESSED VALUE		154,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,890
TOTAL JUST VALUE		572,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93174	NEW CONSTR	4,600	11/11/1993
8104	ADDITION	4,820	05/20/1992
8228	MH MOVE-ON	11,000	07/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0555/0370	10/21/1988	PR	U	I	07	100
GRANTOR: CORRECTIVE DEED						
GRANTEE:						
0554/0875	10/14/1988	PR	U	I	01	100
GRANTOR: NAZWORTH & GEIGERP/R						
GRANTEE: GEIGER JIMMIE FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=2012] N10 FEP=[YR=2012] N12 W19 S12E19$ W19 S10 E19$ W21 S16 W40 S28 E20 FOP=[YR=1993] S9 E24 N9 W24$ E44 N2 UCP=[YR=1994] E30 N24 W30 S24$ N42$.

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	0200	BARN WD 0-	0	100	32	52	1,664.00	SF	20.00	20.00	100	1975	1975	3	20	6,656	
2	0510	GARAGE WD-	0	100	23	20	460.00	SF	35.00	35.00	100	1975	1975	3	20	3,220	
3	0681	POLE SHED	0	100	12	36	432.00	SF	15.00	15.00	100	1975	1975	3	20	1,296	
4	0812	CONCRETE C	0	100	0	0	764.00	SF	4.00	4.00	100	1992	1992	3	66	2,017	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
7	0681	POLE SHED	0	100	48	40	1,920.00	SF	15.00	15.00	100	1990	1990	3	20	5,760	

LAND DESCRIPTION

TOTAL OB/XF 24,949

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005700	A	TIMBER 4 SI	0			0.00	0.00	23.00	AC		1.00	1.00	1.00	280.00	280.00	6,440							
3	005902	A	HARDWOOD SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	175.00	175.00	1,225							
4	006000	A	PAST1/HAY	0			0.00	0.00	27.00	AC		1.00	1.00	1.00	440.00	440.00	11,880							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	57.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	285,000							

REVIEW DATE 04/17/2020 BY TWA Total Acres: 58.00 Total Land Value: 49,545 Market: 285,000 Agricultural: 19,545 Common: 30,000 PRINTED 08/02/2023 BY SYS