

PT OF LOTS 33 & 34
IN OR 1852/1361
CORNWALL SURVEY

GEIGER RUSSELL K/GEIGER GLENN R ET AL
172051 BAY RD
HILLIARD, FL 32046

2023

15-3N-23-2020-0033-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	20	FACE BRICK 100	0900	01	2,420	101.4790	120.51	291,634	1996	2001	0	0	0	15.75	84.25	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1997													Heated Area: 2139									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			02	Quality Level 02																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												09									
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,139	100	2,139	217,172																					
FGR	462	55	254	25,789																					
FOP	10	30	3	305																					
PTO	480	5	24	2,437																					
TOTALS			3,091	2,420	245,702																				
EXTRA FEATURES					172051 BAY RD, HILLIARD										BLD DATE 03/03/2023 NW LGL DATE 06/13/2023 MLU										
L N	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	0 100	10 20	200.00	SF	6.50	6.50	100	1996	1996	3	73	949											
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800											
3	0811	CONCRETE B	0 100	0 0	718.00	SF	5.20	5.20	100	1997	1997	3	75	2,800											
4	0510	GARAGE WD-	0 100	42 30	1,260.00	SF	35.00	35.00	100	1997	1997	3	26	11,466											
5	0681	POLE SHED	0 100	20 12	240.00	SF	15.00	15.00	100	2010	2010	3	64	2,304											
6	0803	ASPHALT C	0 100	0 0	2,200.00	SF	2.00	2.00	100	1997	1997	3	50	2,200											
7	0473	VF 3 RAIL	0 100	0 0	800.00	LF	3.75	3.75	100	1997	1997	3	45	1,350											
8	0681	POLE SHED	0 100	36 12	432.00	SF	15.00	15.00	100	2012	2012	3	71	4,601											
TOTAL OB/XF																28,470									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000								
REVIEW DATE 07/25/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																									