

IN OR 610/1269 EX 4-6
R672959 & R672960 &
R672961 & R672962

GEIGER RANDOLPH ADAM
43651 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,798	100	2,798	101,346
FOP	10	30	3	109
TOTALS	2,808		2,801	101,454

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	32	42	1,344.00	SF	10.00	10.00	100	1981
2	0940	SHEDS/PORT	0 100	9	20	180.00	SF	19.50	19.50	100	1996
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1997
4	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1997
5	0940	SHEDS/PORT	0 100	24	11	264.00	SF	19.50	19.50	100	2000
6	1242	WD DECK A	0 100	18	12	216.00	SF	10.00	10.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.15	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,801	123.2000	86.24	241,558	1997	1997	0	0	58.00	42.00
1 M/H 94+ - 100% - 0											
Heated Area: 2798											
HX Base Yr											
BAS 1997											
FOP 1997											

TOTAL OB/XF											
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TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004526	CARPORT	17,781	05/04/2018
18002971	CARPORT	17,781	05/01/2018
B23801	ADDITION	4,048	07/01/2010
B21969	REMODEL	1,405	10/01/2008
Z981094	OTHER	0	11/01/1998
MH971900	MH MOVE-ON	0	08/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0610/1269	10/30/1990	QC	U	I	01	100	
GRANTOR: GEIGER LINDA S							
GRANTEE: GEIGER RANDOLPH ADA							
0533/0701	12/22/1987	WD	U	V		5,000	
GRANTOR: GEIGER LEO V							
GRANTEE: GEIGER RANDOLPH & L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W27 S17 W52 S27 E35 FOP=[YR=1997] E5 N2 W5 S2\$ N2 E5 S2 E12 S8 E27 N52\$.											