LOT 29
2007 CMHM DWMH
IN OR 1945/1866

GEIGER RICHARD A & KRISTIN C
PO BOX 206
HILLIARD, FL 32046

2023

16-3N-23-2020-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

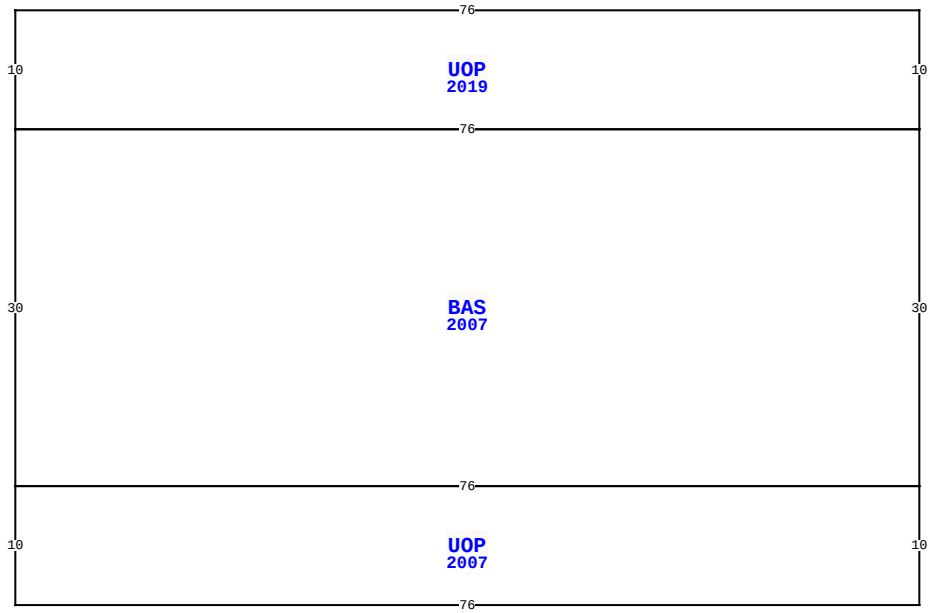
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	2,280	100	2,280	118,545
UOP	760	25	190	9,878
UOP	760	25	190	9,878
TOTALS	3,800		2,660	138,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,660	119.8000	83.86	223,068	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2008 Heated Area: 2280 HX Base Yr 2008



17146 LARAMIE TR, HILLIARD

BLD DATE	03/05/2008	JH	LGL DATE	
XF DATE	03/05/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,302
TOTAL MARKET OB/XF VALUE		3,462
TOTAL LAND VALUE - MARKET		158,060
TOTAL MARKET VALUE		174,730
SOH/AGL Deduction		60,076
ASSESSED VALUE		114,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,654
TOTAL JUST VALUE		299,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4984	CO ISSUED	0	08/01/2007
MH4984	MH MOVE-ON	0	08/01/2007
M13211	MECH OTHER	0	08/01/2007
P12680	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1981	2/09/2021	WD	U	V	11	100
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: GEIGER RICHARD A &						
2384/0489	8/14/2020	LE	U	I	11	100
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: GEIGER RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W76 S10 BAS=[YR=2007] S30 UOP=[YR=2007] S10 E76 N10 W76$ E76 N30 W76$ E76 N10$.

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	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2007	2007	3	52	1,498	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	2,135.00	2,135.00	100	2007	2007	3	92	1,964	

LAND DESCRIPTION

TOTAL OB/XF 3,462

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	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.74	AC		1.00	1.00	1.00	440.00	440.00	2,966							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	6.74	AC		1.00	1.00	1.00	19,000.00	19,000.00	128,060							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 7.74 Total Land Value: 32,966 Market: 128,060 Agricultural: 2,966 Common: 30,000 PRINTED 08/02/2023 BY SYS