LOT 58
IN OR 2468/1629
CORNWALL SURVEY PBK O/31

GEIGER RICHARD JAKE
458200 OLD DIXIE HWY
HILLIARD, FL 32046

2023

21-3N-24-2020-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

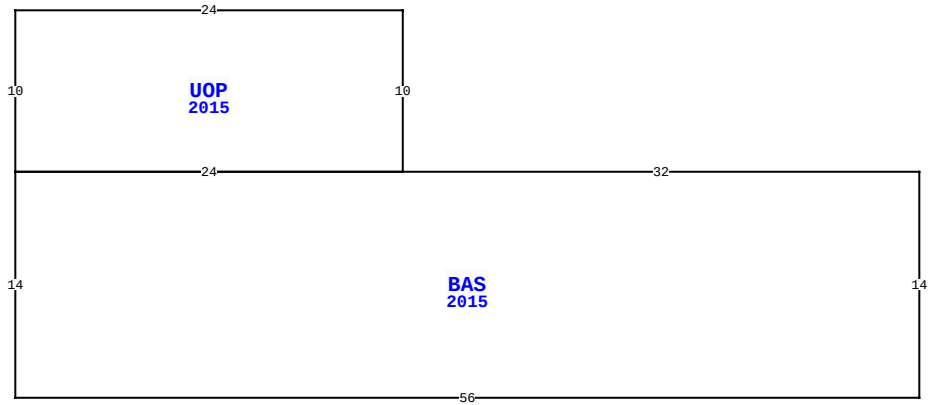
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	52,597
UOP	240	25	60	4,026
TOTALS	1,024		844	56,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	844	119.8000	83.86	70,778	2014	2014	0	0	0	20.00	80.00

1 M/H 94+ – 0% - 0 Heated Area: 784 HX Base Yr



458200 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,622
TOTAL MARKET OB/XF VALUE	5,676
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	252,298
SOH/AGL Deduction	160,553
ASSESSED VALUE	91,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,745
TOTAL JUST VALUE	252,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1629	10/30/2020	WD	U	V	11	100

GRANTOR: GEIGER GERNIE C & HAR

GRANTEE: GEIGER RICHARD JAKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W32 UOP=[YR=2015] N10 W24 S10 E24$ W24 S14 E56 N14$.

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	0351	CARPORT MT	0	0	30	22	660.00	SF	10.00	10.00	100	2018	2018	3	86	5,676	

LAND DESCRIPTION

TOTAL OB/XF 5,676

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	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 08/10/2021 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS