

PT OF LOTS 63 & 64
IN OR 2597/1081
CORNWALL SURVEY PB 0/31

GEIGER ZENOUS RICHARD
28174 YELLOW ROSE LN
HILLIARD, FL 32046

2023

21-3N-24-2020-0063-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	12	100
Frame	03	MASONRY 100
Common Wall	60	100
Story Height	14	100
RMS	0	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality 02 Quality Level 02

DOR CODE 4100 LIGHT MANUFACTURE

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	814	3,847
AOF	1,034	185	1,913	9,042
BAS	7,188	100	7,188	33,974
UOP	530	30	159	752
UST	72	50	36	170

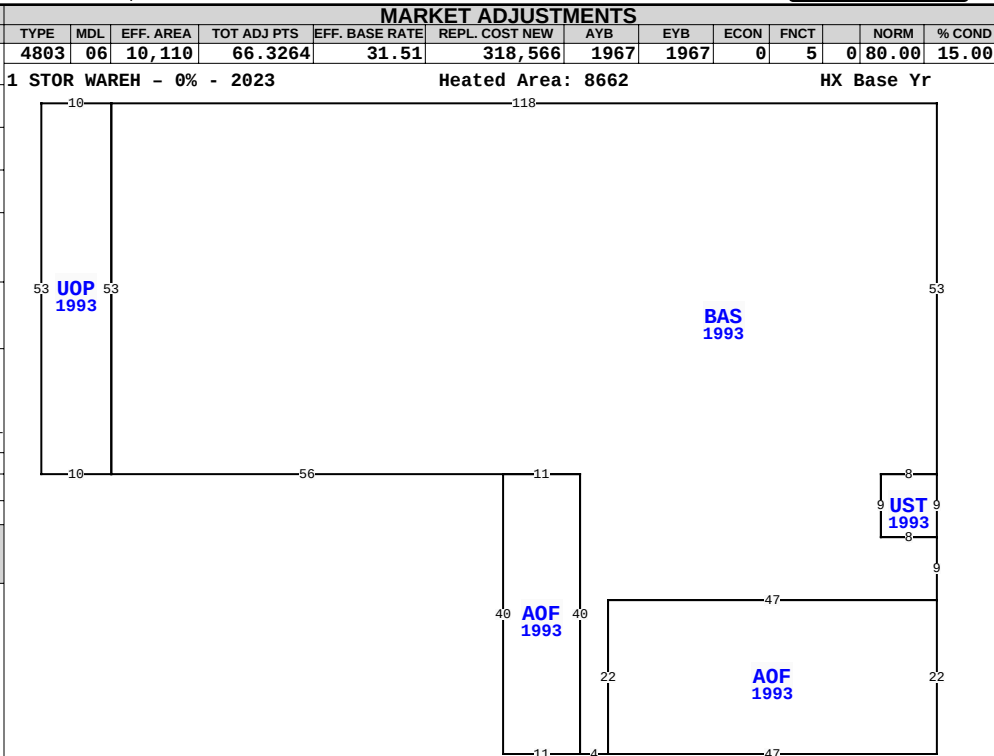
TOTALS 9,264 10,110 47,785

EXTRA FEATURES

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
2	0681	POLE SHED	0	0	26	9	234.00	SF	15.00	15.00	100	1975	1975	3	20	702	
3	0940	SHEDS/PORT	0	0	16	15	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
4	0430	CL FNC 6B	0	0	0	0	690.00	LF	9.70	9.70	100	1980	1980	3	20	1,339	
5	0803	ASPHALT C	0	0	0	0	13,090.00	SF	2.00	2.00	100	1970	1970	3	50	13,090	
6	0812	CONCRETE C	0	0	0	0	14,548.00	SF	4.00	4.00	100	1975	1975	3	27	15,712	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60	
11	0730	LOAD RAMP	0	0	20	9	180.00	LF	8.10	8.10	100	1967	1967	3	52	758	
13	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1980	1980	3	49	86	
14	1090	T SCALE 20	0	0	0	0	1.00	UT	22,000.00	22,000.00	100	2009	2009	3	45	9,900	

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	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	3.15	AC		1.00	1.00	1.00	28,000.00	28,000.00	88,200							



458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020
INC DATE			AG DATE	

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TOTAL OB/XF 43,237

NASSAU COUNTY PROPERTY		PAGE 1 of 5	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		113,996	
TOTAL MARKET OB/XF VALUE		49,077	
TOTAL LAND VALUE - MARKET		88,200	
TOTAL MARKET VALUE		251,273	
SOH/AGL Deduction		0	
ASSESSED VALUE		251,273	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		251,273	
TOTAL JUST VALUE		251,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22600	TRUCK SCALE	2,400	06/01/2009
B95976	REMODEL	2,800	07/01/1995
B941084	XFOB	35,700	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHARD						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W118 UOP=[YR=1993] W10 S 53 E10 N53\$S53 E56
AOF=[YR=1993] S40 E11 N40 W11\$ E11 S40 E4 AOF=[YR=1993] E47
N22 W47 S22\$ N22 E47 N9 UST=[YR=1993] N9 W8 S9 E8\$ W8 N9 E8
N53\$.

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