

PT SEC 23-2N-23E IN OR 1741/1855
ESMT IN OR 2637-124
2007 FTWD DW/MH

GEIGER JOHN THOMAS/GEIGER GREG RUSSELL
PO BOX 1219
CALLAHAN, FL 32011

2023

23-2N-23-0000-0013-0060



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	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	78,572
FSP	240	60	144	7,771
TOTALS	1,696		1,600	86,342

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	50	0	0	762.00	SF	5.20	5.20	
2	0681	POLE SHED	0	50	60	20	1,200.00	SF	15.00	15.00	

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	005000	C	RURAL HOME	50	0007	OR	0.00	0.00	1.30	AC	
2	005600	A	TIMBER 3 SI	0			0.00	0.00	5.00	AC	
3	005500	A	TIMBER 2 SI	0			0.00	0.00	4.00	AC	
4	009910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,600	128.4800	89.94	143,904	2006	2006	0	0	0 40.00	60.00
1 M/H 94+ - 50% - 2019 Heated Area: 1456 HX Base Yr 2019											
BAS 2006 FSP 2011											
4632 THICKET TRL, HILLIARD											

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			06/15/2023 MLU		

TOTAL OB/XF											
5,561											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						190,827					
TOTAL MARKET OB/XF VALUE						5,561					
TOTAL LAND VALUE - MARKET						210,000					
TOTAL MARKET VALUE						239,638					
SOH/AGL Deduction						38,103					
ASSESSED VALUE						201,535					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						151,535					
TOTAL JUST VALUE						406,388					
NCON VALUE						104,485					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						100,573					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013163	OTHER	0	08/26/2022
C4831	CO ISSUED	0	08/01/2006
MH4831	CO ISSUED	0	08/01/2006
M11938	MECH OTHER	0	08/01/2006
P11501	OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1741/1855	5/21/2011	WD	U	I	11	100
GRANTOR:JEFFERIES HOLLY DIANE						
GRANTEE:GEIGER GREG RUSSELL						
1740/0046	5/21/2011	WD	U	I	19	117,500
GRANTOR:JEFFERIES HOLLY DIANE						
GRANTEE:GIEGER GREG RUSSELL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W56 S26 E27 FSP=[YR=2011] S12 E20 N12 W20\$ E29 N26\$.											

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