PT OF S1/2 OF SE1/4 OF NE1/4
IN OR 1620/1959
2002 SCHULT DW/MH

GEIGER ZENOUS RICHARD & KARYN
28714 YELLOW ROSE LANE
HILLIARD, FL 32046

2023

23-4N-23-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

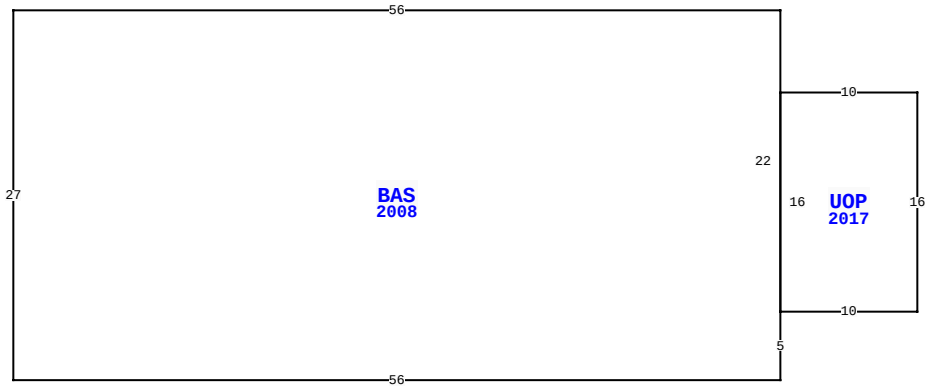
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	64,503
UOP	160	25	40	1,707
TOTALS	1,672		1,552	66,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,552	117.2000	82.04	127,326	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



BLD DATE	01/02/2009	JH	LGL DATE
XF DATE			LAND DATE 06/15/2023 MLU
INC DATE			AG DATE

28341 CHARITY LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	66,210
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	157,490
TOTAL MARKET VALUE	102,207
SOH/AGL Deduction	12,937
ASSESSED VALUE	89,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,270
TOTAL JUST VALUE	226,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5041	MH MOVE-ON	0	11/01/2008
C5041	CO ISSUED	0	02/01/2008
P13066	OTHER	0	02/01/2008
MH5041	MH MOVE-ON	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1620/1959	5/14/2009	WD	U	I	12	95,000
GRANTOR: BURKETT GRADY F III &						
GRANTEE: GEIGER ZENOUS RICHA						
1313/1373	5/02/2005	WD	U	V	06	100
GRANTOR: MULLINIKS BILL						
GRANTEE: BURKETT GRADY F III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S27 E56 N5 UOP=[YR=2017] E10 N16 W10 S16$ N22$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	6.71	AC		1.00	1.00	1.00	440.00	440.00	2,952							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	6.71	AC		1.00	1.00	1.00	19,000.00	19,000.00	127,490							

REVIEW DATE 06/12/2018 BY TWA Total Acres: 7.71 Total Land Value: 32,952 Market: 127,490 Agricultural: 2,952 Common: 30,000 PRINTED 08/02/2023 BY SYS