LOTS 11 & 12
LYING W OF SUNDBERG RD &
ALL OF LOTS 13 14 (EX PT IN OR 2

GEIGER BERT JR & ANNETTE V
27742 GEIGER RD
HILLIARD, FL 32046

2023

25-4N-23-2020-0011-0010

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	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

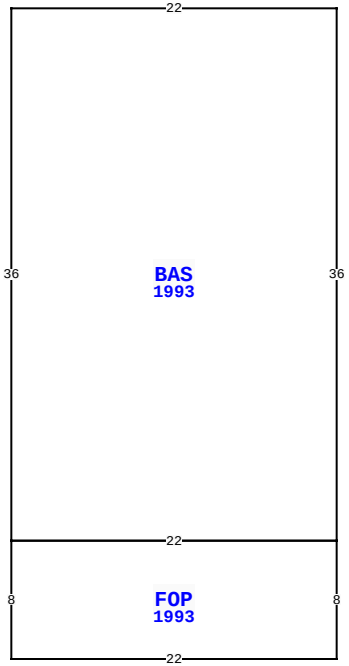
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	55,486
FOP	176	30	53	3,713
TOTALS	968		845	59,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	845	106.7000	96.30	81,374	1935	1942	0	0	0	27.25	72.75

1 SINGLE FAM – 100% - 0 Heated Area: 792 HX Base Yr



27742 GEIGER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,453
TOTAL MARKET OB/XF VALUE		8,540
TOTAL LAND VALUE - MARKET		372,480
TOTAL MARKET VALUE		350,839
SOH/AGL Deduction		175,286
ASSESSED VALUE		175,553
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,553
TOTAL JUST VALUE		671,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615645	REPAIR/RRF	10,000	12/01/2016
B941341	NEW CONSTR	54,952	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/618	6/05/2023	WD	U	I	11	100
GRANTOR: BROCK CHADWICK						
GRANTEE: GEIGER BERT J JR &						
1503/0885	6/05/2007	WD	U	I	07	100
GRANTOR: BANISTER BETTY G						
GRANTEE: GEIGER BERT JR & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S36 FOP=[YR=1993] S8 E22 N8 W22 $ E22 N36 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0350	CARPORT WD	0	100	32	24	768.00	SF	13.00	13.00	100	1998	1998	3	20	1,997	
3	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00	13.00	100	1998	1998	3	20	998	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2004	2004	3	24	48	
5	0351	CARPORT MT	0	0	46	22	1,012.00	SF	10.00	10.00	100	2005	2005	3	27	2,732	

LAND DESCRIPTION

TOTAL OB/XF 8,540

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	0006	OR	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			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	410.00	410.00	3,690							
4	005500	A	TIMBER 2 SI	0			0.00	0.00	29.81	AC		1.00	1.00	1.00	550.00	550.00	16,396							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	42.81	AC		1.00	1.00	1.00	8,000.00	8,000.00	342,480							

REVIEW DATE 07/07/2023 BY WWA Total Acres: 43.81 Total Land Value: 51,846 Market: 342,480 Agricultural: 21,846 Common: 30,000 PRINTED 08/02/2023 BY SYS

LOTS 11 & 12
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HILLIARD, FL 32046

2023

25-4N-23-2020-0011-0010

BUILDING CHARACTERISTICS

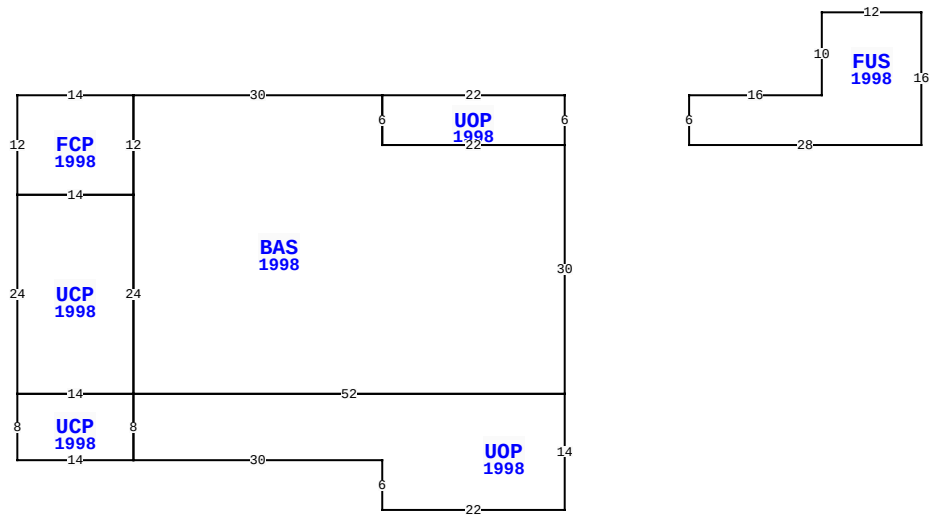
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,740	100	1,740	175,329
FCP	168	25	42	4,232
FUS	288	100	288	29,020
UCP	112	20	22	2,217
UCP	336	20	67	6,751
UOP	132	20	26	2,620
UOP	548	20	110	11,084
TOTALS	3,324		2,295	231,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,295	98.0980	116.49	267,345	1995	1995	0	0	0	13.50	86.50

2 SNGL FAM – 100% - 0 Heated Area: 2028 HX Base Yr



27742 GEIGER RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: BANISTER BETTY G						
GRANTEE: GEIGER BERT JR & AN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W22 BAS=[YR=1998] W30 FCP=[YR=1998] W14 S12 E14 N12 $ S12 UCP=[YR=1998] W14 S24 E14 N24 $ S24 UCP=[YR=1998] W14 S8 E14 N8 $ UOP=[YR=1998] S8 E30 S6 E22 N14 W52 $ E52 N30 W22 N6 $ S6 E22 N6 $ PTR= E15 FUS=[YR=1998] E16 N10 E12 S16 W28 N6 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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