

PT OF LOTS 15 & 16
IN OR 1292/425
CORNWALL SURVEY

MOSLEY RYAN A & ANGELA
27582 GEIGER ROAD
HILLIARD, FL 32046

2023

25-4N-23-2020-0015-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

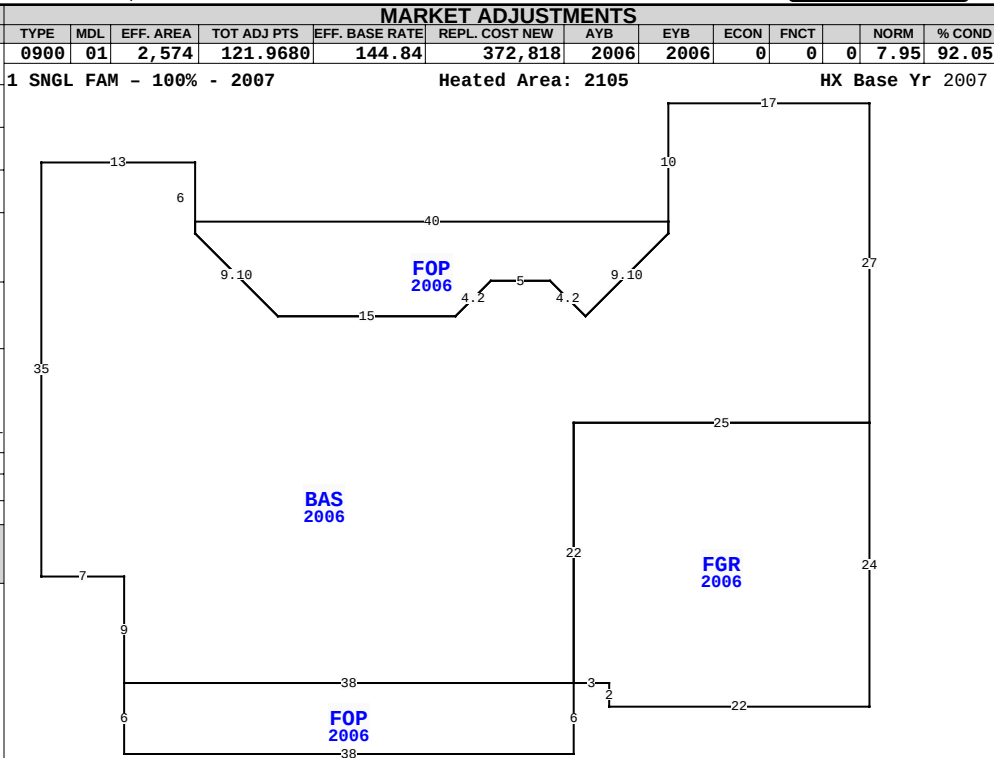
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	280,649
FGR	594	55	327	43,598
FOP	228	30	68	9,066
FOP	247	30	74	9,866

TOTALS	3,174		2,574	343,179
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1127	BRICK 8"	0	100	0	0	39.00	SF	11.00
3	0811	CONCRETE B	0	100	0	0	933.00	SF	5.20
4	0510	GARAGE WD-	0	100	24	25	600.00	SF	35.00
5	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	648.00	SF	10.00
7	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.48

REVIEW DATE	10/24/2018	BY	TW
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27582 GEIGER RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/16/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			343,179
TOTAL MARKET OB/XF VALUE			49,983
TOTAL LAND VALUE - MARKET			87,000
TOTAL MARKET VALUE			480,162
SOH/AGL Deduction			238,063
ASSESSED VALUE			242,099
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			192,099
TOTAL JUST VALUE			480,162
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001691	SWIM POOL	40,000	03/01/2018
M11000	TANKS/BLRS	0	02/01/2006
P10325	OTHER	0	11/01/2005
C16113	CO ISSUED	160,416	09/01/2005
B16113	NEW CONSTR	160,416	09/01/2005
E15839	ELEC OTHER	4,800	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1292/0425	2/02/2005	WD	Q	V	
					62,900

GRANTOR: GEIGER ROBERT R SR &
GRANTEE: MOSLEY RYAN A & ANG

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W17 S10 FOP=[YR=2006] W40 S1 D7 R7 E15 U3 R3 E5 D3 R3 R7 U7 N1\$ S1 D7 L7 L3 U3 W5 L3 D3 W15 L7 U7 N6 W13 S35 E7 S9 FOP=[YR=2006] S6 E38 N6 W38\$ E38 FGR=[YR=2006] E3 S2 E22 N24 W25 S22\$ N22 E25 N27\$.

TOTAL OB/XF										49,983													
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				
06	OR	0.00	0.00	3.48	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,000											

Total Acres: 3.48 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 08/02/2023 BY SYS