

PT OF LOT 16
IN OR 1357/1797
CORNWALL SURVEY PB 0/31

KENNAMER LARRY JAMES & WANDA DELL
27481 GEIGER ROAD
HILLIARD, FL 32046

2023

25-4N-23-2020-0016-0050



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 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
Occupancy	00	NONE 100

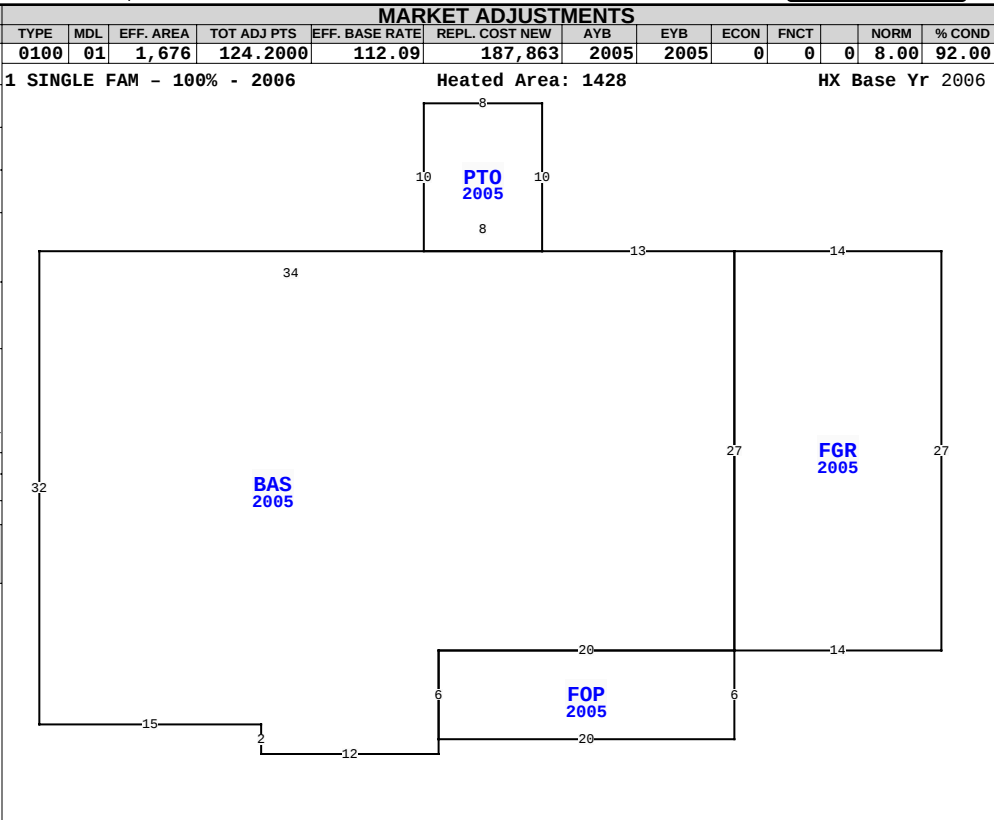
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	147,260
FGR	378	55	208	21,450
FOP	120	30	36	3,712
PTO	80	5	4	412

TOTALS	2,006		1,676	172,834
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	432.00	SF	6.50	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			0.00	0.00	1.00



27481 GEIGER RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

TOTAL OB/XF									
2,443									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		172,834	
TOTAL MARKET OB/XF VALUE		2,443	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		205,277	
SOH/AGL Deduction		104,101	
ASSESSED VALUE		101,176	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		51,176	
TOTAL JUST VALUE		205,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		187,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1357/1797	10/11/2005	WD	Q	I		162,000	

GRANTOR: GEIGER ROBERT R SR							
GRANTEE: KENNAMER LARRY & WA							

BUILDING NOTES							

BUILDING DIMENSIONS							
FGR=[YR=2005] W14 BAS=[YR=2005] W13 PTO=[YR=2005] N10 W8 S10 E8\$ W34 S32 E15 S2 E12 N1 FOP=[YR=2005] E20 N6 W20 S6\$ N6 E20 N27\$ S27 E14 N27\$.							