PT LOTS 63 & 64 IN OR 1751/265
& ESMT IN OR 1753/1534
(EX UTIL ESMT IN OR 1861/825)

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

**2023**

**25-4N-23-2020-0064-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5501 | TIMBER 2-2 SI 80-89 | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

FRANKLIN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 53,700 |
| TOTAL MARKET VALUE | 967 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 967 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 967 |
| TOTAL JUST VALUE | 53,700 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1753/1534 | 8/11/2011 | MS | U | V | 11 | 100 |
| GRANTOR: PUCKETT KEITH | | | | | | |
| GRANTEE: GEIGER ZENOUS RICHA | | | | | | |
| 1751/0265 | 8/10/2011 | WD | U | V | 37 | 10,000 |
| GRANTOR: PUCKETT KEITH | | | | | | |
| GRANTEE: GEIGER ZENOUS RICHA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005501 | A | TIMB2-2 SI | 0 | 0007 | OR | 0.00 | 0.00 | 1.79 | AC | | 1.00 | 1.00 | 1.00 | 540.00 | 540.00 | 967 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 1.79 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 53,700 | | | | | | | |

REVIEW DATE 06/16/2023 BY MLU Total Acres: 1.79 Total Land Value: 967 Market: 53,700 Agricultural: 967 Common: 0 PRINTED 08/02/2023 BY SYS