

PT N1/2 OF SEC 29-2N-24E & PT
OF S1/2 OF SEC 20-2N-24E IN
OR 2125/650 BEING PARCEL "B"

ZENOUS RICHARD GEIGER JR
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2023

29-2N-24-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	79,083
FOP	40	30	12	657
FOP	378	30	113	6,189
FST	198	55	109	5,969
UGR	440	45	198	10,844

TOTALS	2,500		1,876	102,743
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0	0	60	35	2,100.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC	
2	006005	A	PAST/GRAZE	0			0.00	0.00	191.33	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	191.33	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,876	94.0800	84.91	159,291	1954	1954	0	0	35.50	64.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1444											
HX Base Yr											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
35184 DADDY RABBIT LN, CALLAHAN				06/13/2023 MLU			

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		102,743	
TOTAL MARKET OB/XF VALUE		29,995	
TOTAL LAND VALUE - MARKET		508,325	
TOTAL MARKET VALUE		246,923	
SOH/AGL Deduction		35,972	
ASSESSED VALUE		210,951	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		210,951	
TOTAL JUST VALUE		641,063	
NCON VALUE		29,295	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2125/0650	4/26/2017	WD	U	I	12
GRANTOR: FNB SOUTH					
GRANTEE: ZENOUS RICHARD GEIG					
2042/0470	4/12/2016	WD	U	V	12
GRANTOR: WRIGHT NASSAU COUNTY					
GRANTEE: FNB SOUTH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W22 FOP=[YR=1993] W8 S5 BAS=[YR=1993] W80 S15 E15 S4 E31 FOP=[YR=1993] S5 E42 FST=[YR=1993] E22 N9 W22 S9\$ N9 W42 S4\$ N4 E42 N15 W8\$ E8 N5\$ S20 E22 N20\$.											