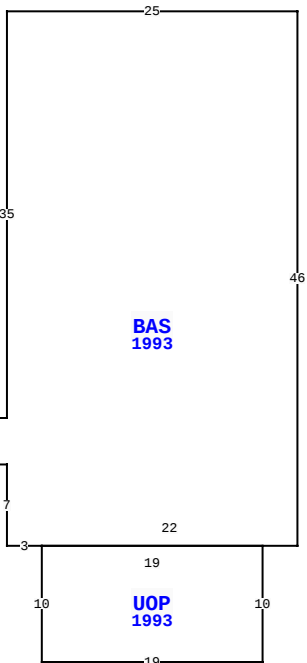


GEIGER WALTER WILLIAM
26252 COUNTY ROAD 121
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	15	CONC BLOCK 80								0100	01	1,192	91.5840	82.65	98,519	1944		0	0	35.75	64.25	VALUATION BY								
Exterior Wall	05	AVERAGE 20								1 SINGLE FAM - 100% - 0										Heated Area: 1154										
Roof Structur	03	GABLE/HIP 100																		HX Base Yr										
Roof Cover	03	COMP SHNGL 100																		STANDARD										
Interior Wall	05	DRYWALL 60																		Tax Group: 4										
Interior Wall	04	PLYWOOD 40																		Tax Dist:										
Interior Floo	09	PINE WOOD 80																		BUILDING MARKET VALUE										
Interior Floo	14	CARPET 20																		TOTAL MARKET OB/XF VALUE										
Air Condition	01	NONE 100																		TOTAL LAND VALUE - MARKET										
Heating Type	02	CONVECTION 100																		TOTAL MARKET VALUE										
Bedrooms	3	100																		SOH/AGL Deduction										
Bathrooms	03	MASONRY 100																		ASSESSED VALUE										
Frame	1.	1. 100																		TOTAL EXEMPTION VALUE										
Stories	04	DIST 01 100																		BASE TAXABLE VALUE										
Units	00	NONE 100																		TOTAL JUST VALUE										
BUD8 Adjustme																				NCON VALUE										
Occupancy																				INCOME VALUE										
Quality	03	Quality Level 03																		PREVIOUS YEAR MKT VALUE										
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	1,154	100	1,154	61,280																										
UOP	190	20	38	2,018																										
																														
TOTALS	1,344		1,192	63,298																										
EXTRA FEATURES					26203 CR 121, HILLIARD																									
L N	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	0940	SHEDS/PORT	0 100	10	14	140.00	SF	18.00	18.00	100	1987	1987	3	20	504															
2	0940	SHEDS/PORT	0 100	10	14	140.00	SF	21.00	21.00	100	1987	1987	3	20	588															
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	21.00	21.00	100	1987	1987	3	20	1,008															
4	0940	SHEDS/PORT	0 100	20	6	120.00	SF	15.00	15.00	100	1987	1987	3	20	360															
5	0200	BARN WD 0-	0 100	50	23	1,150.00	SF	15.00	15.00	100	1987	1987	3	20	3,450															
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1944	1944	3	20	200															
7	0200	BARN WD 0-	0 100	28	25	700.00	SF	10.00	10.00	100	1987	1987	3	20	1,400															
LAND DESCRIPTION																														
TOTAL OB/XF 7,510																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	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	6.25	AC		1.00	1.00	1.00	440.00	440.00	2,750													
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350													
4	009910	M	MKT.VAL.AG	0			0.00	0.00	8.25	AC		1.00	1.00	1.00	19,000.00	19,000.00	156,750													
REVIEW DATE 04/15/2020 BY TWA Total Acres: 9.25 Total Land Value: 33,100 Market: 156,750 Agricultural: 3,100 Common: 30,000 PRINTED 08/02/2023 BY SYS																														