PT NW1/4 OF SE1/4 OF
SEC 33-3N-23E LYING E OF
CR 121 & BEING IN THE SE COR

GEIGER LOIS E/GEIGER WALTER W
26013 COUNTY ROAD 121
HILLIARD, FL 32046

2023

33-3N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	04	Quality Level 04

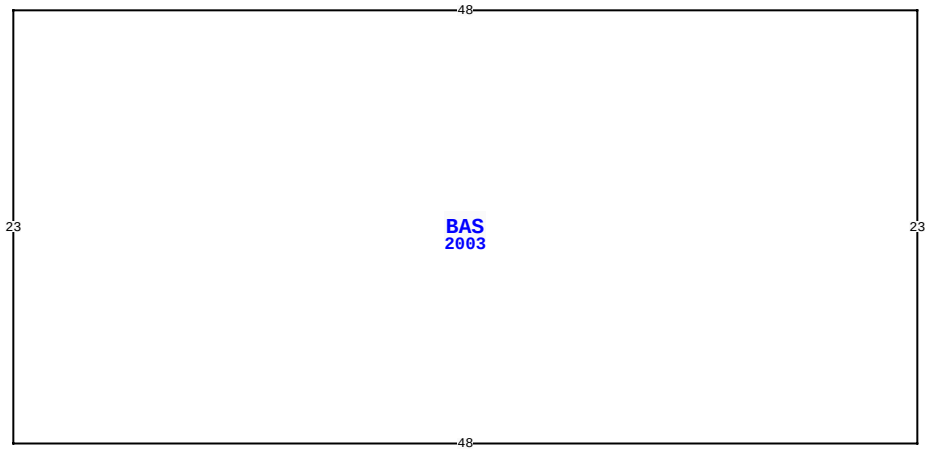
DOR CODE	0200 MOBILE HOME
MAP NUM	
MKT AREA	09
NEIGHBORHOOD/LOC	9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	42,926
TOTALS	1,104		1,104	42,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	135.9600	88.37	97,560	1993	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2004 Heated Area: 1104 HX Base Yr 2004



26013 CR 121, 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		42,926
TOTAL MARKET OB/XF VALUE		9,139
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		127,065
SOH/AGL Deduction		80,349
ASSESSED VALUE		46,716
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,716
TOTAL JUST VALUE		127,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992863	MH MOVE-ON	0	10/01/1999
MHU95943	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/1462	6/12/2003	WD	U	I	01	100

GRANTOR: GEIGER F C

GRANTEE: GEIGER LOIS E & WAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S23 E48 N23 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
3	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	2013	2013	3	65	1,950	
4	0751	UOP	0	100	16	12	192.00	SF	10.00	10.00	100	2013	2013	3	75	1,440	
5	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2019	2019	3	99	3,089	

LAND DESCRIPTION

TOTAL OB/XF 9,139

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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 10/05/2020 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS