



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 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          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 6000 | PASTURELAND 1    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,059            | 100         | 2,059        | 170,314              |
| FGR       | 416              | 55          | 229          | 18,942               |
| FOP       | 120              | 30          | 36           | 2,978                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,595 |  | 2,324 | 192,234 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 2              | 0511       | GARAGE CB-  | 0 100   | 24 | 24 | 576.00 | SF | 40.00    | 40.00          | 100       | 1983    |
| 3              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1983    |
| 6              | 0680       | POLE SHED   | 0 100   | 30 | 20 | 600.00 | SF | 10.00    | 10.00          | 100       | 1980    |
| 7              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 336.00 | SF | 6.50     | 6.50           | 100       | 1983    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     |
| 2                | 006000   | A   | PAST1/HAY            | 0   |      |          | 0.00  | 0.00  | 2.90        | AC        |     |
| 3                | 009910   | M   | MKT.VAL.AG           | 0   | 0007 |          | 0.00  | 0.00  | 2.90        | AC        |     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 10/31/2019 | BY | TWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                             | 01  | 2,324     | 121.7160    | 109.85         | 255,291        | 1983 | 1988 | 0    | 0    | 24.70 | 75.30  |
| 1 SINGLE FAM - 100% - 0          |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2059                |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                       |     |           |             |                |                |      |      |      |      |       |        |
|                                  |     |           |             |                |                |      |      |      |      |       |        |
| 27001 GEIGER RD, HILLIARD        |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |       |        |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |       |        |
| 06/13/2023 MLU                   |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 192,234   |             |
| TOTAL MARKET OB/XF VALUE  |  | 14,259    |             |
| TOTAL LAND VALUE - MARKET |  | 102,500   |             |
| TOTAL MARKET VALUE        |  | 237,769   |             |
| SOH/AGL Deduction         |  | 121,708   |             |
| ASSESSED VALUE            |  | 116,061   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 66,061    |             |
| TOTAL JUST VALUE          |  | 308,993   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 211,754   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B941294    | NEW CONSTR  | 25,500 | 10/01/1994 |
| 93037      | NEW CONSTR  | 37,600 | 11/11/1993 |
| 8136       | SWIM POOL   | 37,500 | 06/01/1992 |
| 5632       | XFOB        | 46,000 | 04/11/1989 |
| 4095       | N/A         | 44,000 | 05/14/1987 |

| SALES DATA                  |           |           |       |       |        |
|-----------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number           | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 1917/1314                   | 5/12/2014 | WD U      | I     | I     | 14     |
| GRANTOR: GEIGER M SUE       |           |           |       |       |        |
| GRANTEE: GEIGER LOGAN PAIGE |           |           |       |       |        |
| 1698/1488                   | 9/09/2010 | WD U      | I     | I     | 19     |
| GRANTOR: GEIGER M SUE       |           |           |       |       |        |
| GRANTEE: GEIGER ROBERT R JR |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W75 S17 FGR=[YR=1993] S16 E26 FOP=[YR=1993] S6 E20 N6 W20\$ N16 W26\$ E26 S16 E49 N33\$. |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 14,259      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 14,259      |  |  |  |  |  |  |  |  |  |  |  |

|             |            |    |     |                   |                          |                |                     |                |                           |
|-------------|------------|----|-----|-------------------|--------------------------|----------------|---------------------|----------------|---------------------------|
| REVIEW DATE | 10/31/2019 | BY | TWA | Total Acres: 3.90 | Total Land Value: 31,276 | Market: 72,500 | Agricultural: 1,276 | Common: 30,000 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|-----|-------------------|--------------------------|----------------|---------------------|----------------|---------------------------|