



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	12	CEDAR 100	0100	01	5,167	107.9485	97.42	503,369	1993	2005	0	0	0	8.50	91.50	STANDARD									
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 0% - 2023													Heated Area: 4976									
Roof Cover	01	MINIMUM 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	11	CLAY TILE 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories		1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												09									
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	960	100	960	85,574																					
BAS	3,386	100	3,386	301,826																					
FUS	630	100	630	56,158																					
PTO	306	5	15	1,337																					
UOP	400	20	80	7,132																					
UOP	480	20	96	8,557																					
TOTALS			6,162		5,167	460,583																			
EXTRA FEATURES			27196 GEIGER RD, 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	0	8	8	64.00	SF	20.10	20.10	100	1985	1985	3	20	257									
2	0681	POLE SHED	0	0	9	8	72.00	SF	15.00	15.00	100	1985	1985	3	20	216									
3	0861	POOL GUNIT	0	0	33	15	495.00	SF	85.00	85.00	100	1992	1992	3	20	8,415									
4	0845	KOOL DECK	0	0	48	3	294.00	SF	7.25	7.25	100	1992	1992	3	66	1,407									
5	0812	CONCRETE C	0	0	0	0	1,143.00	SF	4.00	4.00	100	2004	2004	3	86	3,932									
6	0940	SHEDS/PORT	0	0	10	24	240.00	SF	15.00	15.00	100	1995	1995	3	20	720									
7	0755	FSP	0	0	16	26	416.00	SF	20.00	20.00	100	2004	2004	3	24	1,997									
8	0680	POLE SHED	0	0	8	10	80.00	SF	10.00	10.00	100	2004	2004	3	40	320									
9	0681	POLE SHED	0	0	10	24	240.00	SF	15.00	15.00	100	2004	2004	3	40	1,440									
10	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	2004	2004	3	40	1,200									
LAND DESCRIPTION			TOTAL OB/XF 19,904																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR		0	0005	OR	0.00	0.00	1.69	AC	1.00	1.00	1.00	30,000.00	30,000.00	50,700								
REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.69 Total Land Value: 50,700 Market: 0 Agricultural: 0 Common: 50,700 PRINTED 08/02/2023 BY SYS																									

[illegible]