

PT OF GOVT LOT 6
OR 657 PG 139
R567895 & R567896

GEIGER ROBERT R JR
27140 GEIGER ROAD
HILLIARD, FL 32046

2023

36-4N-23-0000-0005-0020



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	05	AVERAGE 100								0820	02	1,740	160.6800	104.44	181,726	1993	1993	0	0	0	70.00	30.00								
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 1993										Heated Area: 1620										
Roof Cover	12	MODULAR MT 100																		HX Base Yr 1993										
Interior Wall	05	DRYWALL 100								27 60 27 8 60 8 BAS 1993 UOP 1994																				
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		06 Quality Level 06																												
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	1,620	100	1,620		50,758																									
UOP	480	25	120		3,760																									
TOTALS		2,100		1,740		54,518																								
EXTRA FEATURES										27140 GEIGER RD, HILLIARD										BLD DATE XF DATE INC DATE										
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	LGL DATE LAND DATE AG DATE													
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1985	1985	3	20	257		06/13/2023 MLU													
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10	100	1991	1991	3	20	482															
3	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128															
4	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	20.10	100	1991	1991	3	20	643															
LAND DESCRIPTION										TOTAL OB/XF										1,510										
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.84	AC		1.00	1.00	0.80	30,000.00	24,000.00	44,160													
REVIEW DATE 10/31/2017 BY TWX Total Acres: 1.84 Total Land Value: 44,160 Market: 0 Agricultural: 0 Common: 44,160 PRINTED 08/02/2023 BY SYS																														