PT GOVT LOT 6 OF SEC 36-4N-23E
IN OR 724/577

GEIGER JOSEPH RAY
27002 GEIGER ROAD
HILLIARD, FL 32046

**2023**

**36-4N-23-0000-0005-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

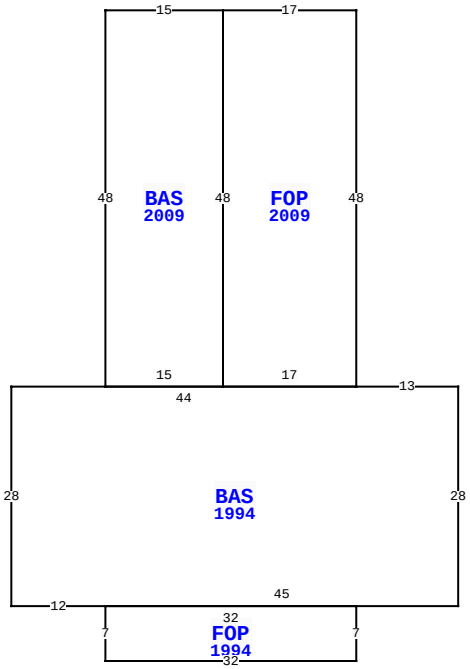
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 12 | CEDAR 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,596 | 100 | 1,596 | 133,896 |
| BAS | 720 | 100 | 720 | 60,404 |
| FOP | 224 | 30 | 67 | 5,621 |
| FOP | 816 | 30 | 245 | 20,554 |
| TOTALS | 3,356 | | 2,628 | 220,476 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,628 | 104.1600 | 94.00 | 247,032 | 1994 | 2000 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SINGLE FAM – 100% - 1995 Heated Area: 2316 HX Base Yr 1995




27002 GEIGER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,476 |
| TOTAL MARKET OB/XF VALUE | | 59,248 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 309,724 |
| SOH/AGL Deduction | | 137,668 |
| ASSESSED VALUE | | 172,056 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 122,056 |
| TOTAL JUST VALUE | | 309,724 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 271,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17007619 | SWIM POOL | 60,000 | 12/04/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0724/0577 | 2/22/1995 | WD | U | V | 01 | 100 |

GRANTOR: GEIGER ROBERT R & M S

GRANTEE: GEIGER JOSEPH RAY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W13 FOP=[YR=2009] N48 W17 BAS=[YR=2009] W15 S48 E15 N48$ S48 E17$ W44 S28 E12 FOP=[YR=1994] S7 E32 N7 W32 $ E45 N28 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 801.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 73 | 3,801 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 10 | 240.00 | SF | 30.00 | 30.00 | 100 | 2011 | 2011 | 3 | 55 | 3,960 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 24 | 14 | 336.00 | SF | 15.00 | 15.00 | 100 | 2011 | 2011 | 3 | 68 | 3,427 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 30 | 14 | 420.00 | SF | 85.00 | 85.00 | 100 | 2018 | 2018 | 3 | 90 | 32,130 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,450.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 14,210 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2018 | 2018 | 3 | 86 | 1,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 59,248

| 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 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 10/24/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS