

PT LOT 2 & N1/2 OF LOT 3
IN OR 2205/17
CORNWALL SURVEY SUB

HADDOCK RODNEY D
27359 GEIGER RD
HILLIARD, FL 32046-0216

2023

36-4N-23-2020-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

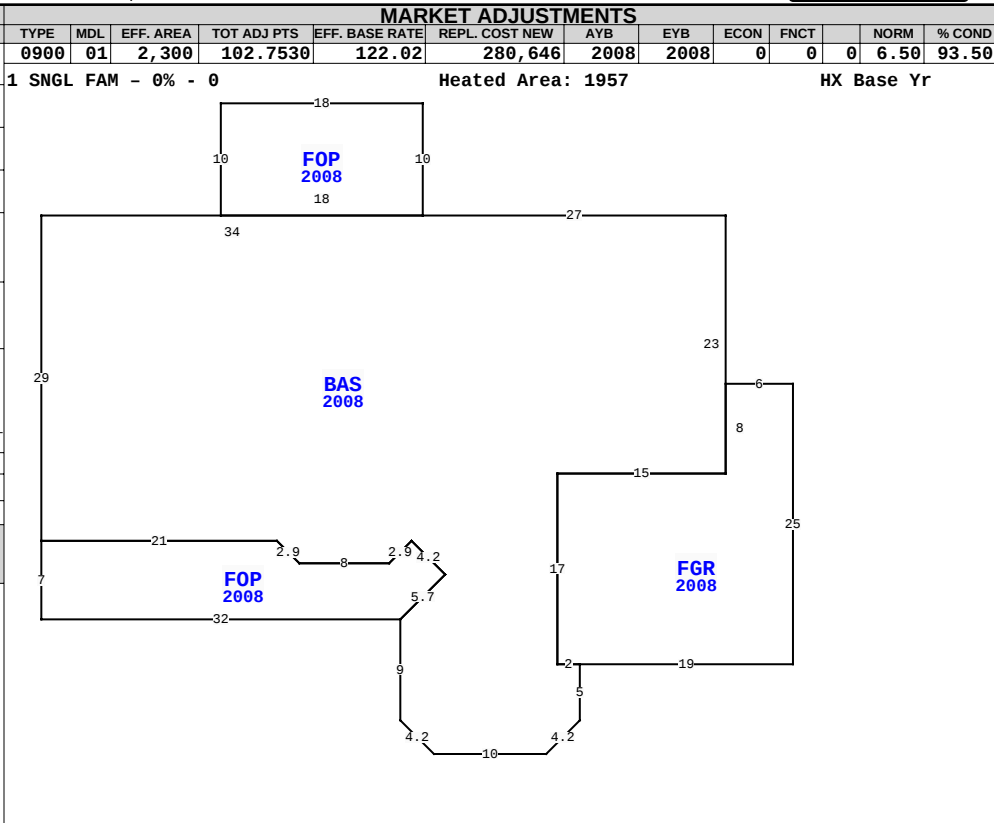
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,957	100	1,957	223,271
FGR	405	55	223	25,441
FOP	180	30	54	6,161
FOP	220	30	66	7,530

TOTALS	2,762		2,300	262,404
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	2,214.00	SF	4.00
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00
4	0681	POLE SHED	0	0	98	40	3,920.00	SF	15.00
5	0812	CONCRETE C	0	0	40	60	2,400.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0005		0.00	0.00	1.00
2	000115	C	SFR ACRES	0			0.00	0.00	11.25



27359 GEIGER RD, HILLIARD	BLD DATE 01/02/2009	KK	LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0812	CONCRETE C	0	0	0	0	2,214.00	SF	4.00	4.00	100	2008	2008	3	90	7,970	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	50	2,400	
4	0681	POLE SHED	0	0	98	40	3,920.00	SF	15.00	15.00	100	2013	2013	3	75	44,100	
5	0812	CONCRETE C	0	0	40	60	2,400.00	SF	4.00	4.00	100	2017	2017	3	97	9,312	

TOTAL OB/XF										67,037							
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
1	000115	C	SFR ACRES	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000
2	000115	C	SFR ACRES	0			0.00	0.00	11.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	168,750

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				294,073	
TOTAL MARKET OB/XF VALUE				67,037	
TOTAL LAND VALUE - MARKET				198,750	
TOTAL MARKET VALUE				559,860	
SOH/AGL Deduction				149,375	
ASSESSED VALUE				410,485	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				410,485	
TOTAL JUST VALUE				559,860	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				399,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20737	CO ISSUED	200,000	11/01/2007
B20737	NEW CONSTR	200,000	11/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2205/0017	6/18/2018	QC U	I	I	11	100	
GRANTOR: HADDOCK BRANDI DALE							
GRANTEE: HADDOCK RODNEY D							
1960/0909	9/29/2014	WD U	I	I	37	34,000	
GRANTOR: MILLER JAMES B & SUZA							
GRANTEE: HADDOCK RODNEY DEWA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2008] W27 FOP=[YR=2008] N10 W18 S10 E18\$ W34 S29 FOP=[YR=2008] S7 E32 U4 R4 U3 L3 D2 L2 W8 U2 L2 W21\$ E21 D2 R2 E8 U2 R2 D3 R3 D4 L4 S9 D3 R3 E10 U3 R3 N5 FGR=[YR=2008] E19 N25 W6 S8 W15 S17 E2\$ W2 N17 E15 N23\$.							

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