LOTS 5,6 & 7 IN OR 1698/1492 &
ESMT IN OR 565/433
CORNWALL SURVEY SUB

GEIGER M SUE L/E/
27001 GEIGER RD
HILLIARD, FL 32046

2023

36-4N-23-2020-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27157 GEIGER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/09/2021 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,663
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	28,368
SOH/AGL Deduction	5,387
ASSESSED VALUE	22,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,981
TOTAL JUST VALUE	225,663
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1698/1492	9/09/2010	WD	U	I	19	100
GRANTOR: GEIGER M SUE						
GRANTEE: FRANKLIN SUZANNE D						
0325/0693	11/01/1980	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1987	1987	3	20	1,632	
2	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1987	1987	3	20	1,632	
3	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632	
4	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632	
5	0681	POLE SHED	0	0	50	42	2,100.00	SF	15.00	15.00	100	2000	2000	3	29	9,135	

LAND DESCRIPTION

TOTAL OB/XF 15,663

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	006000	A	PAST1/HAY	0	0007	OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	440.00	440.00	9,680							
2	005902	A	HARDWOOD SI	0	0007		0.00	0.00	3.00	AC		1.00	1.00	1.00	175.00	175.00	525							
3	005010	A	SVCE ACRGE	0	0007		0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500							
4	009910	M	MKT.VAL.AG	0	0007		0.00	0.00	30.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	210,000							

REVIEW DATE 06/07/2021 BY TWA Total Acres: 30.00 Total Land Value: 12,705 Market: 210,000 Agricultural: 12,705 Common: 0 PRINTED 08/02/2023 BY SYS