LOT 8
IN OR 1071/1822
CORNWALL SURVEY

GEIGER JOSEPH R
27002 GEIGER ROAD
HILLIARD, FL 32046

2023

36-4N-23-2020-0008-0000

NASSAU COUNTY PROPERTY

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

GEIGER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,542
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	13,942
SOH/AGL Deduction	5,815
ASSESSED VALUE	8,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,127
TOTAL JUST VALUE	199,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1071/1822	7/30/2002	WD	U	V	01	100

GRANTOR: GEIGER ROBERT R SR &

GRANTEE: GEIGER JOSEPH R

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	0680	POLE SHED	0	0	96	21	2,016.00	SF	7.00	7.00	100	1980	1980	3	20	2,822	
2	0681	POLE SHED	0	0	56	20	1,120.00	SF	15.00	15.00	100	2004	2004	3	40	6,720	

LAND DESCRIPTION

TOTAL OB/XF 9,542

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		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	440.00	440.00	4,400							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 10.00 Total Land Value: 4,400 Market: 190,000 Agricultural: 4,400 Common: 0 PRINTED 08/02/2023 BY SYS