

PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 892/2023
(EX UTIL ESMT IN OR 347/787)

GEIGER GEORGE W JR & VIVIAN E
86156 SHADY OAK DRIVE
YULEE, FL 32097

2023

38-2N-27-0000-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	07	CORK/VTILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

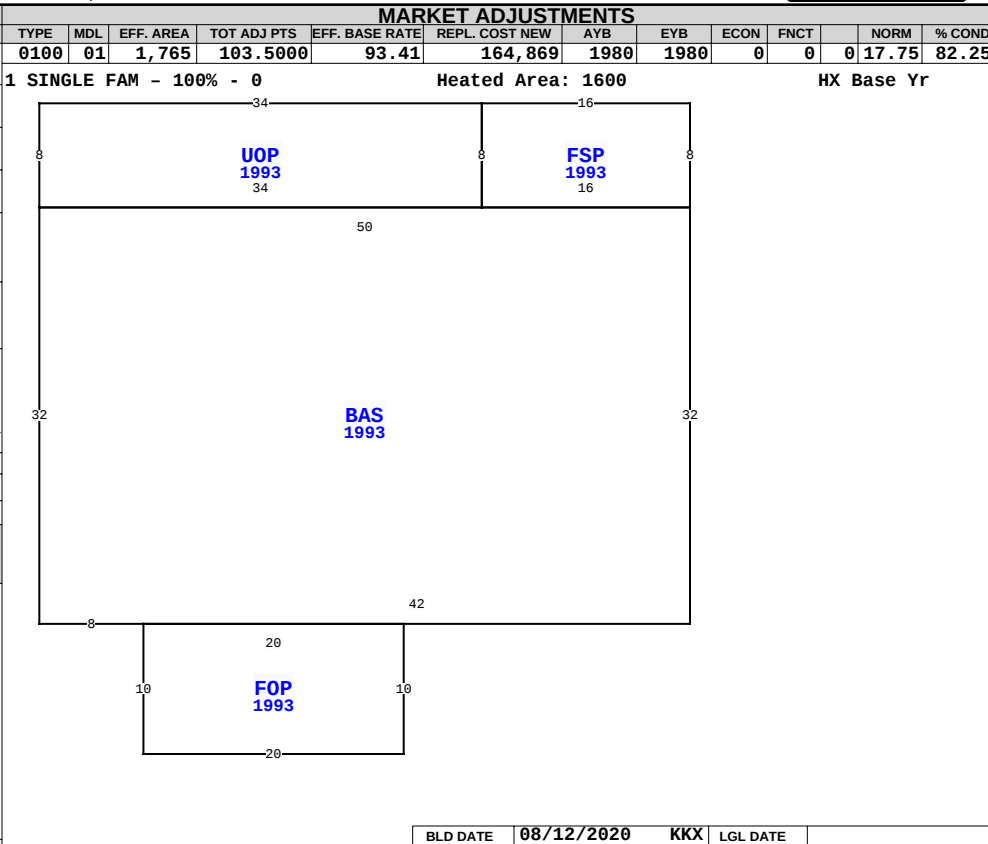
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	122,928
FOP	200	30	60	4,610
FSP	128	40	51	3,918
UOP	272	20	54	4,149
TOTALS	2,200		1,765	135,605

EXTRA FEATURES				
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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
4	0200	BARN WD 0-	0	100	40	36	1,440.00	SF	10.00	10.00	100	1970	1970	3	20	2,880	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1975	1975	3	20	576	
6	0681	POLE SHED	0	100	37	12	444.00	SF	15.00	15.00	100	2005	2005	3	44	2,930	
7	0200	BARN WD 0-	0	100	43	24	1,032.00	SF	10.00	10.00	100	1960	1960	3	20	2,064	
8	0200	BARN WD 0-	0	100	26	22	572.00	SF	10.00	10.00	100	1960	1960	3	20	1,144	
9	0940	SHEDS/PORT	0	100	8	7	56.00	SF	30.00	30.00	100	1960	1960	3	20	336	
10	0680	POLE SHED	0	100	18	14	252.00	SF	10.00	10.00	100	2014	2014	3	78	1,966	
11	0680	POLE SHED	0	100	12	6	72.00	SF	10.00	10.00	100	2014	2014	3	78	562	
12	0680	POLE SHED	0	100	12	6	72.00	SF	10.00	10.00	100	2014	2014	3	78	562	
13	0430	CL FNC 6B	0	100	0	0	298.00	LF	9.70	9.70	100	2014	2014	3	89	2,573	

LAND DESCRIPTION										TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000		
2	006000	A	PAST1/HAY	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760		
3	005902	A	HARDWOOD SI	0			0.00	0.00	31.82	AC		1.00	1.00	1.00	175.00	175.00	5,568		
4	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350		
5	009910	M	MKT. VAL. AG	0			0.00	0.00	37.82	AC		1.00	1.00	1.00	80,000.00	80,000.00	3,025,600		

REVIEW DATE 08/03/2020 BY NWA



86156 SHADY OAK DR, YULEE

BLD DATE	08/12/2020	KKX	LGL DATE	
XF DATE	08/12/2020	KKX	LAND DATE	08/12/2020
INC DATE			AG DATE	

TOTAL OB/XF										15,593									
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Total Acres: 38.82 Total Land Value: 87,678 Market: 3,025,600 Agricultural: 7,678 Common: 80,000

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			140,317
TOTAL MARKET OB/XF VALUE			16,127
TOTAL LAND VALUE - MARKET			3,105,600
TOTAL MARKET VALUE			244,122
SOH/AGL Deduction			135,669
ASSESSED VALUE			108,453
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			58,453
TOTAL JUST VALUE			3,262,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429046	NEW CONSTR	85,000	07/01/2014
950287	REPAIR/RRF	1,280	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0892/2023	7/28/1999	WD U	I	01		100	
GRANTOR: GEIGER GEORGE W JR &							
GRANTEE: GEIGER GEORGE JR &							
0347/0266	10/07/1981	WD U	V	01		100	
GRANTOR: VANZANT HUBERT N							
GRANTEE: VANZANT PATRICIA F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W16 UOP=[YR=1993] W34 S8 BAS=[YR=1993] S32 E8									
FOP=[YR=1993] S10 E20 N10 W20 \$ E42 N32 W50 \$ E34 N8 \$ S8 E16									
N8 \$.									

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2023

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100	210	4,712
TOTALS	210		210	4,712

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
14	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	89	534	

LAND DESCRIPTION			TOTAL OB/XF 534													
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

REVIEW DATE 08/03/2020 BY NWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	210	111.3000	26.71	5,609	2014	2014	0	0	0	16.00	84.00

2 BARNS - 0% - 0

Heated Area: 210

HX Base Yr

10

21

21

10

BAS
2014

BLD DATE	08/12/2020	KKX	LGL DATE	08/12/2020	KKX
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