PT OF CLARK & BROWN GRANT
SEC 41-4N-23E IN OR 1228/1303

GEIGER ZENOUS RICHARD JR
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2023

41-4N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

US HY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,400
TOTAL MARKET VALUE	70
SOH/AGL Deduction	0
ASSESSED VALUE	70
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70
TOTAL JUST VALUE	10,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1228/1303	5/10/2004	WD	U	I	07	100
GRANTOR: BYRON PHYLLIS S						
GRANTEE: GEIGER ZENOUS R JR						
1122/0912	3/18/2003	WD	Q	V		3,600
GRANTOR: BRYON PHYLLIS S						
GRANTEE: GEIGER ZENOUS R JR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	175.00	175.00	70							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	0.40	AC		1.00	1.00	1.00	26,000.00	26,000.00	10,400							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 0.40 Total Land Value: 70 Market: 10,400 Agricultural: 70 Common: 0 PRINTED 08/02/2023 BY SYS