PT PEDRO PONS GRANT
SEC 47-2N-25E & PT GOVT LOT 1
OF SEC 29-2N-25E PAR 10-1

GEIGER THOMAS H & EMILY
95324 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2023

47-2N-25-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

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

45090 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/31/2013 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	83,560
TOTAL MARKET VALUE	83,560
SOH/AGL Deduction	0
ASSESSED VALUE	83,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,560
TOTAL JUST VALUE	83,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308425	GARAGE 30X30	59,832	06/29/2023
B2216148	NEW CONSTR	388,383	10/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2528/0228	1/06/2022	WD	U	V	30	60,000
GRANTOR: MIZELL LARRY S						
GRANTEE: GEIGER THOMAS H & E						
1803/0916	6/22/2012	QC	U	I	11	100
GRANTOR: MIZELL-HODGES LLC						
GRANTEE: MIZELL LARRY S						

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	000000	C	VAC RES	0		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							
2	009630	C	SWAMP	0			0.00	0.00	2.62	AC		1.00	1.00	1.00	500.00	500.00	1,310							

REVIEW DATE 07/25/2023 BY KW Total Acres: 4.97 Total Land Value: 83,560 Market: 0 Agricultural: 0 Common: 83,560 PRINTED 08/02/2023 BY SYS