PARCELS 1-8 & 1-9
PT OR 1852/1158

GEIGER ZENOUS R JR & KARYN N
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2023

47-4N-23-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
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

TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,941
TOTAL LAND VALUE - MARKET	411,600
TOTAL MARKET VALUE	24,451
SOH/AGL Deduction	6,143
ASSESSED VALUE	18,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,308
TOTAL JUST VALUE	425,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/1158	4/01/2013	WD	U	I	12	120,000
GRANTOR: FNB SOUTH FOLKSTON						
GRANTEE: GEIGER ZENOUS RICHA						
1743/1258	6/20/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FNB SOUTH FOLKSTON						

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	0510	GARAGE WD-	0	0	38	25	950.00	SF	35.00	35.00	100	2001	2001	3	30	9,975	
2	0811	CONCRETE B	0	0	62	15	930.00	SF	5.20	5.20	100	2001	2001	3	82	3,966	

LAND DESCRIPTION

TOTAL OB/XF 13,941

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	14.70	AC		1.00	1.00	1.00	540.00	540.00	7,938							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.70	AC		1.00	1.00	1.00	175.00	175.00	2,572							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	29.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	411,600							

REVIEW DATE 09/17/2018 BY TWA Total Acres: 29.40 Total Land Value: 10,510 Market: 411,600 Agricultural: 10,510 Common: 0 PRINTED 08/02/2023 BY SYS