LOT 5
KINGS PLANTATION PB 6/235

GEIGER LORIN L & CORRY H
282661 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

49-4N-25-4201-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5002.00		

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

49166 RIVER BLUFF DR, 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	37,689
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	187,689
SOH/AGL Deduction	1,051
ASSESSED VALUE	186,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,638
TOTAL JUST VALUE	187,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2297/0175	8/06/2019	WD	Q	I	01	205,000
GRANTOR: DAWES DENIS & RUTH						
GRANTEE: GEIGER LORIN L & CO						
1200/1680	1/09/2004	WD	Q	I		182,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: DAWES DENIS & RUTH						

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	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2004	2004	3	40	1,331	
2	0311	WD GANG WY	0	0	0	0	18.00	SF	45.00	45.00	100	2004	2004	3	24	194	
3	0304	DOCK MD WD	0	0	30	10	300.00	SF	28.00	28.00	100	2004	2004	3	40	3,360	
4	0304	DOCK MD WD	0	0	30	12	360.00	SF	28.00	28.00	100	2004	2004	3	40	4,032	
5	0921	CWALL-CC P	0	0	0	0	49.00	LF	660.00	660.00	100	2004	2004	3	86	27,812	
6	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	960	

LAND DESCRIPTION

TOTAL OB/XF 37,689

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	000132	C	SFR RIVER	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS