BLOCK 165 LOTS 10 THRU 12 &
7 THRU 9
PT OR 2263/14

GEIGER ROBERT ROSS III
15813 CR 108
HILLIARD, FL 32046

**2024**

**08-3N-24-2380-0165-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

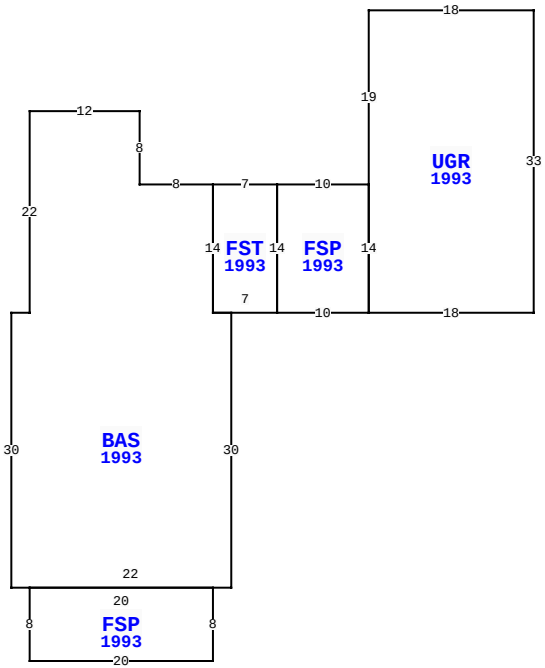
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | DIST HI 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,096 | 100 | 1,096 | 93,909 |
| FSP | 140 | 40 | 56 | 4,798 |
| FSP | 160 | 40 | 64 | 5,484 |
| FST | 98 | 55 | 54 | 4,627 |
| UGR | 594 | 45 | 267 | 22,878 |
| TOTALS | 2,088 | | 1,537 | 131,696 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,537 | 115.2600 | 109.50 | 168,302 | 1951 | 1965 | 0 | 0 | 0 | 21.75 | 78.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1096 HX Base Yr




15813 CR 108, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 131,696 |
| TOTAL MARKET OB/XF VALUE | 1,298 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 177,994 |
| SOH/AGL Deduction | 8,374 |
| ASSESSED VALUE | 169,620 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 169,620 |
| TOTAL JUST VALUE | 177,994 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 171,845 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190163 | REPAIR/RRF | 0 | 05/24/2019 |
| 0611142 | REPAIR/RRF | 6,000 | 10/31/2006 |
| 8908116 | REPAIR/RRF | 1,185 | 08/28/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2285/1665 | 6/24/2019 | WD | Q | I | 05 | 135,000 |
| GRANTOR: HUNTLEY RITA S & JOHN | | | | | | |
| GRANTEE: GEIGER ROBERT ROSS | | | | | | |
| 2263/0014 | 3/11/2019 | FJ | U | I | 11 | 0 |
| GRANTOR: BENNETT MYRTIS JEWEL | | | | | | |
| GRANTEE: HUNTLEY RITA S & JO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W18 S19 FSP=[YR=1993] W10 FST=[YR=1993] W7
BAS=[YR=1993] W8 N8 W12 S22 W2 S30 E2 FSP=[YR=1993] S8 E20 N8
W20$ E22 N30 W2 N14$ S14 E7 N14$ S14 E10 N14$ S14 E18 N33$ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 159.00 | SF | 6.50 | 6.50 | 100 | 1975 | 1975 | 3 | 26 | 269 | |
| 2 | 0802 | ASPHALT B | 0 | 0 | 67 | 10 | 670.00 | SF | 2.40 | 2.40 | 100 | 2009 | 2009 | 3 | 64 | 1,029 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,298

| 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 | 000100 | C | SFR | 0 | 0004 | R-2 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 22,500 | | | | | | | |
| 2 | 000100 | C | SFR | 0 | 0004 | R-2 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 300.00 | 300.00 | 22,500 | | | | | | | |

REVIEW DATE 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS