BLOCK J LOTS 4 TO 12 INC
IN OR 1838/850
HILLIARD TERRACE SUB

GEIGER JASON E & SHALI
27567 NEW FRONT ST
HILLIARD, FL 32046

2024

08-3N-24-2440-000J-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

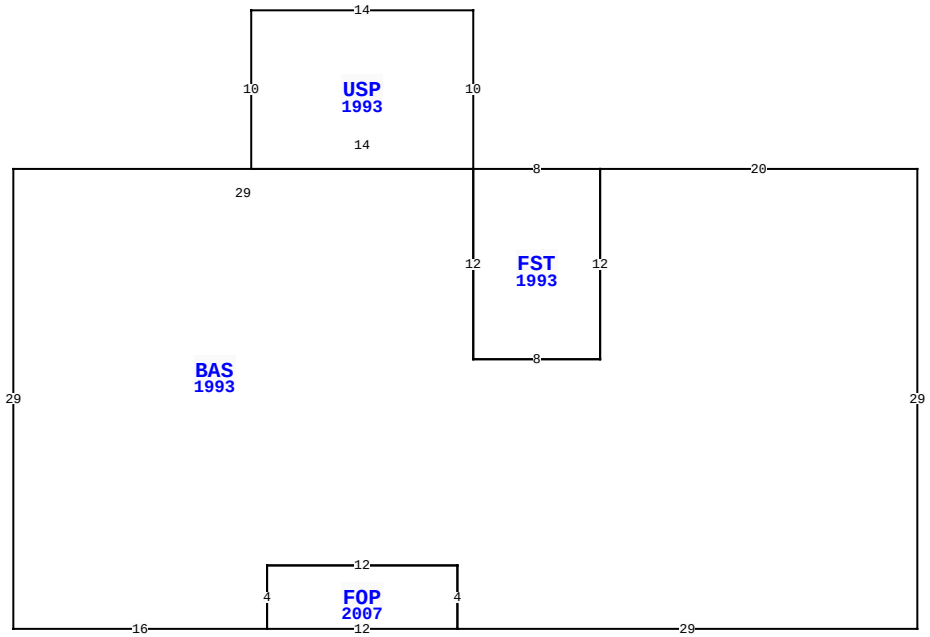
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,509	100	1,509	105,192
FOP	48	30	14	976
FST	96	55	53	3,694
USP	140	30	42	2,928
TOTALS	1,793		1,618	112,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	112.2000	106.59	172,463	1971	1971	0	0	0	34.60	65.40

1 SINGLE FAM – 100% - 2014 Heated Area: 1509 HX Base Yr 2014



27567 NEW FRONT ST, 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		112,791
TOTAL MARKET OB/XF VALUE		7,380
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		187,671
SOH/AGL Deduction		72,249
ASSESSED VALUE		115,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,422
TOTAL JUST VALUE		187,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0606104	REPAIR/RRF	8,300	06/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1838/0850	1/31/2013	WD	Q	I	01	112,500
GRANTOR: SIMS CHLOE H						
GRANTEE: GEIGER JASON E & SH						
0097/0038	1/01/1969	TA	U	V		1,500
GRANTOR:						
GRANTEE:						

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	100	0	0	364.00	SF	35.00	35.00	100	1973	1973	3	20	2,548	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.2	1,092	
3	0350	CARPORT WD	0	100	10	20	200.00	SF	13.00	13.00	100	2000	2000	3	20	520	
4	0350	CARPORT WD	0	100	10	20	200.00	SF	13.00	13.00	100	2000	2000	3	20	520	
5	0803	ASPHALT C	0	100	0	0	1,900.00	SF	2.00	2.00	100	1998	1998	3	50	1,900	
6	0855	CONC PAVER	0	100	0	0	168.00	SF	7.00	7.00	100	1994	1994	3	68	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=1993] W8 USP=[YR=1993] N10 W14 S10E14$ S12 E8 N12$ S12 W8 N12 W29 S29 E16 FOP=[YR=2007] E12 N4 W12 S4$N4 E12 S4 E29 N29$.

LAND DESCRIPTION

TOTAL OB/XF 7,380

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	100	0006	R-2	225.00	125.00	225.00	FF		1.00	1.00	1.00	300.00	300.00	67,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS