PT OF SEC 4-3N-23E &
PT OF SEC 9-3N-23E
IN OR 2431/1731

GEIGER TYLER DAVID &/VANZANT JESSICA MARIE
17385 PARADISE DR
HILLIARD, FL 32046

2024

09-3N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

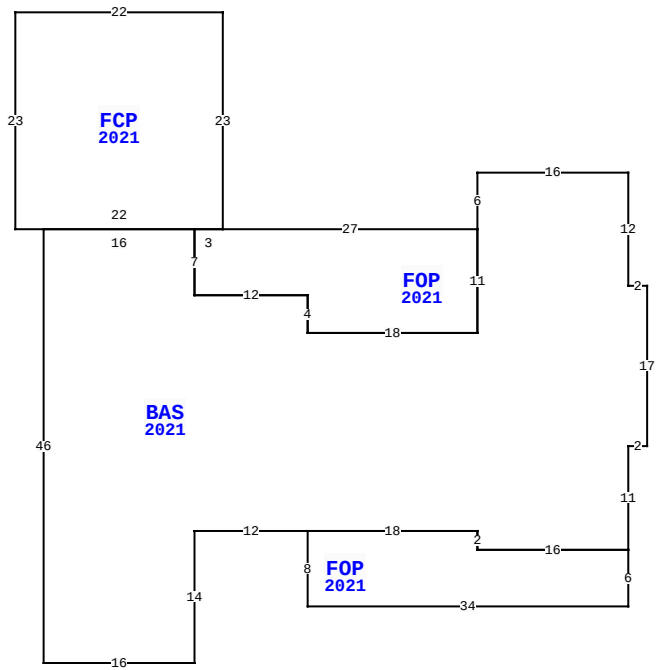
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	278,634
FCP	506	25	126	16,814
FOP	240	30	72	9,608
FOP	282	30	85	11,343
TOTALS	3,116		2,371	316,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,371	108.2753	135.34	320,891	2021	2021	0	0	0	1.40	98.60

1 SNGL FAM – 100% - 2022 Heated Area: 2088 HX Base Yr 2022



17385 PARADISE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,399
TOTAL MARKET OB/XF VALUE		5,192
TOTAL LAND VALUE - MARKET		338,000
TOTAL MARKET VALUE		359,731
SOH/AGL Deduction		12,748
ASSESSED VALUE		346,983
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,983
TOTAL JUST VALUE		659,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003252	METAL BUILDING (G	110,730	03/21/2024
22000104	CO ISSUED	0	01/04/2022
21003723	NEW CONSTR	294,489	03/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2431/1731	2/04/2021	WD	U	V	11	100
GRANTOR: VANZANT LEO M & JERI						
GRANTEE: GEIGER TYLER DAVID						
2390/0243	8/28/2020	WD	Q	V	05	280,000
GRANTOR: JOHNSON CALVIN W & JA						
GRANTEE: VANZANT LEO M & JER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N12 W16 S6 FOP=[YR=2021] W27 FCP=[YR=2021] N23 W22 S23 E22$ W3 S7 E12 S4 E18 N11$ S11 W18 N4 W12 N7 W16 S46 E16 N14 E12 FOP=[YR=2021] S8 E34 N6 W16 N2 W18$ E18 S2 E16 N11 E2 N17$.

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	0811	CONCRETE B	0	100	26	24	624.00	SF	5.20	5.20	100	2021	2021	3	99	3,212	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 5,192

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0	0006	OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	370.00	370.00	8,140							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	308,000							

REVIEW DATE 07/22/2024 BY WW Total Acres: 23.00 Total Land Value: 38,140 Market: 308,000 Agricultural: 8,140 Common: 30,000 PRINTED 08/06/2024 BY SYS