

LOTS 33 34 35 36 37 & 38
IN OR 554 PG 874 & OR 555/370
EX S-1 OF LOTS 33 & 34

GEIGER JIMMIE FAYE
171941 BAY ROAD
HILLIARD, FL 32046

2024

15-3N-23-2020-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2,176	194,904
FEP	190	80	152	13,615
FEP	228	80	182	16,301
FOP	216	30	65	5,822
UCP	720	20	144	12,898

TOTALS	3,530		2,719	243,540
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0200	BARN WD 0-	0	100	32	52	1,664.00	SF	20.00	20.00	100	1975
2	0510	GARAGE WD-	0	100	23	20	460.00	SF	35.00	35.00	100	1975
3	0681	POLE SHED	0	100	12	36	432.00	SF	15.00	15.00	100	1975
4	0812	CONCRETE C	0	100	0	0	764.00	SF	4.00	4.00	100	1992
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980
6	0681	POLE SHED	0	100	48	40	1,920.00	SF	15.00	15.00	100	1990

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	23.00	AC		1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	27.00	AC		1.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	57.00	AC		1.00

REVIEW DATE	04/17/2020	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	83.8080	104.76	284,842	1974	1994	0	0	0	14.50	85.50
1 SNGL FAM - 100% - 0												
Heated Area: 2176												
HX Base Yr												

171941 BAY RD, HILLIARD	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			06/13/2023	MLU

L N	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	0200	BARN WD 0-	0	100	32	52	1,664.00	SF	20.00	20.00	100	1975	1975	3	20	6,656	
2	0510	GARAGE WD-	0	100	23	20	460.00	SF	35.00	35.00	100	1975	1975	3	20	3,220	
3	0681	POLE SHED	0	100	12	36	432.00	SF	15.00	15.00	100	1975	1975	3	20	1,296	
4	0812	CONCRETE C	0	100	0	0	764.00	SF	4.00	4.00	100	1992	1992	3	64	1,956	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
6	0681	POLE SHED	0	100	48	40	1,920.00	SF	15.00	15.00	100	1990	1990	3	20	5,760	

TOTAL OB/XF												
24,888												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	23.00	AC		1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	27.00	AC		1.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	57.00	AC		1.00

Total Acres:	58.00	Total Land Value:	47,990	Market:	285,000	Agricultural:	17,990
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NASSAU COUNTY PROPERTY												
PAGE 1 of 1												4
VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 4												
Tax Dist:												
BUILDING MARKET VALUE												243,540
TOTAL MARKET OB/XF VALUE												24,888
TOTAL LAND VALUE - MARKET												316,000
TOTAL MARKET VALUE												316,418
SOH/AGL Deduction												158,818
ASSESSED VALUE												157,600
TOTAL EXEMPTION VALUE												50,000
BASE TAXABLE VALUE												107,600
TOTAL JUST VALUE												583,428
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												572,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93174	NEW CONSTR	4,600	11/11/1993
8104	ADDITION	4,820	05/20/1992
8228	MH MOVE-ON	11,000	07/05/1990

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
0555/0370	10/21/1988	PR U	I	I	07	100						
GRANTOR: CORRECTIVE DEED												
GRANTEE:												
0554/0875	10/14/1988	PR U	I	I	01	100						
GRANTOR: NAZWORTH & GEIGER P/R												
GRANTEE: GEIGER JIMMIE FAYE												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W3 FEP=[YR=2012] N10 FEP=[YR=2012] N12 W19 S12E19\$ W19 S10 E19\$ W21 S16 W40 S28 E20 FOP=[YR=1993] S9 E24 N9 W24\$ E44 N2 UCP=[YR=1994] E30 N24 W30 S24\$ N42\$.												