PT OF LOTS 33 & 34
IN OR 1852/1361
CORNWALL SURVEY

GEIGER RUSSELL K/GEIGER GLENN R ET AL
172051 BAY RD
HILLIARD, FL 32046

2024

15-3N-23-2020-0033-0010

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

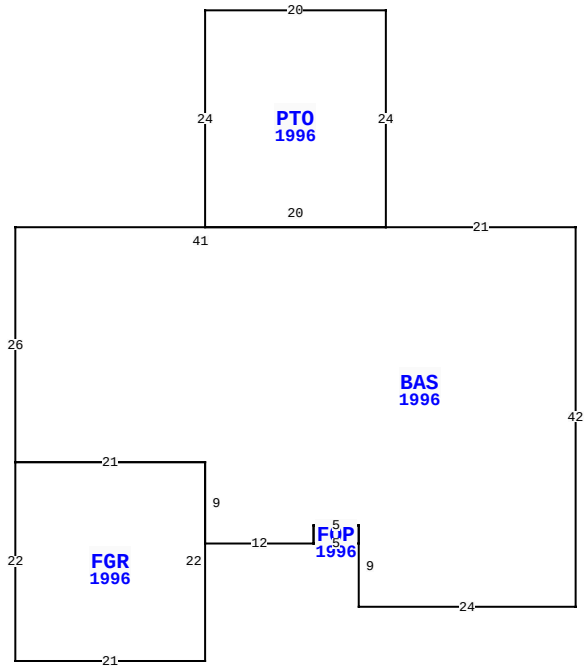
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	226,562
FGR	462	55	254	26,904
FOP	10	30	3	318
PTO	480	5	24	2,542
TOTALS	3,091		2,420	256,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,420	101.4790	126.85	306,977	1996	2001	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1997 Heated Area: 2139 HX Base Yr 1997



172051 BAY RD, HILLIARD

BLD DATE	03/03/2023 NW	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		256,326
TOTAL MARKET OB/XF VALUE		27,478
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		343,804
SOH/AGL Deduction		185,408
ASSESSED VALUE		158,396
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,396
TOTAL JUST VALUE		343,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006880	REPAIR/RRF	24,600	05/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/1361	4/24/2013	WD	U	I	30	30,000
GRANTOR: GEIGER RUSSELL K						
GRANTEE: GEIGER RUSSELL K ET						
1742/1092	3/26/2010	WD	U	I	30	100
GRANTOR: GEIGER JULIA						
GRANTEE: GEIGER RUSSELL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 PTO=[YR=1996] N24 W20 S24 E20$ W41 S26 FGR=[YR=1996] S22 E21 N22 W21$ E21 S9 E12 FOP=[YR=1996] E5 N2 W5 S2$ N2 E5 S9 E24 N42$.

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	100	10	20	200.00	SF	6.50	6.50	100	1996	1996	3	72	936	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	1997	1997	3	73	2,726	
4	0510	GARAGE WD-	0	100	42	30	1,260.00	SF	35.00	35.00	100	1997	1997	3	25	11,025	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2010	2010	3	60	2,160	
6	0803	ASPHALT C	0	100	0	0	2,200.00	SF	2.00	2.00	100	1997	1997	3	50	2,200	
7	0473	VF 3 RAIL	0	100	0	0	800.00	LF	3.75	3.75	100	1997	1997	3	42	1,260	
8	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2012	2012	3	68	4,406	

LAND DESCRIPTION

TOTAL OB/XF 27,478

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS