LOT 29 IN OR 1945/1866
CORNWALL SURVEY
2007 CMHM DWMH

GEIGER RICHARD A & KRISTIN C
PO BOX 206
HILLIARD, FL 32046

**2024**

**16-3N-23-2020-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |
| Quality | 03 | Quality Level 03 |

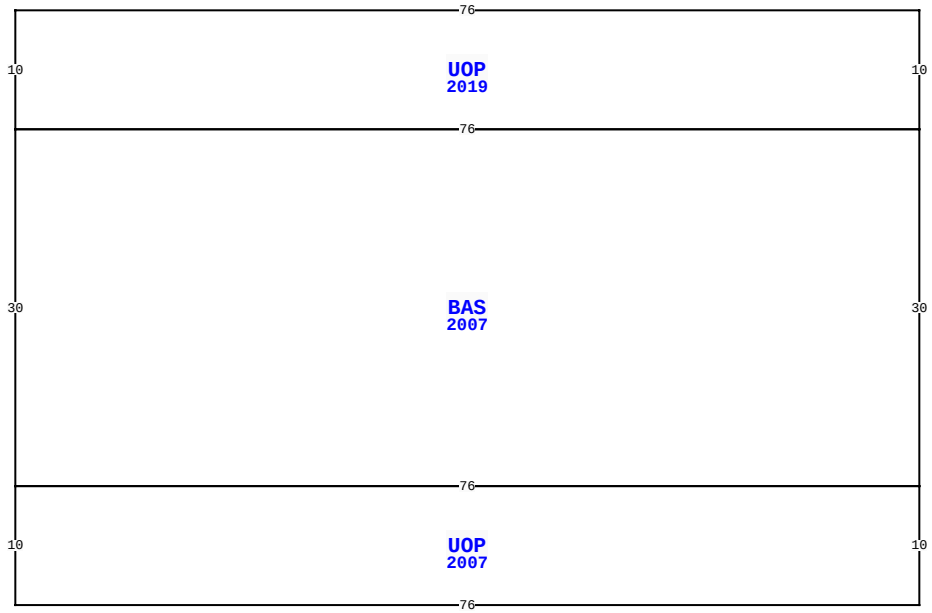
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,280 | 100 | 2,280 | 122,915 |
| UOP | 760 | 25 | 190 | 10,243 |
| UOP | 760 | 25 | 190 | 10,243 |
| TOTALS | 3,800 | | 2,660 | 143,401 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,660 | 119.8000 | 89.85 | 239,001 | 2007 | 2007 | 0 | 0 | 0 | 40.00 | 60.00 |

1 M/H 94+ – 100% - 2008 Heated Area: 2280 HX Base Yr 2008




17146 LARAMIE TR, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/05/2008 | JH | LGL DATE | |
| XF DATE | 03/05/2008 | JH | LAND DATE | 06/13/2023 MLU |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,401 |
| TOTAL MARKET OB/XF VALUE | | 3,325 |
| TOTAL LAND VALUE - MARKET | | 158,060 |
| TOTAL MARKET VALUE | | 179,220 |
| SOH/AGL Deduction | | 61,687 |
| ASSESSED VALUE | | 117,533 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 67,533 |
| TOTAL JUST VALUE | | 304,786 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,824 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C4984 | CO ISSUED | 0 | 08/01/2007 |
| MH4984 | MH MOVE-ON | 0 | 08/01/2007 |
| M13211 | MECH OTHER | 0 | 08/01/2007 |
| P12680 | OTHER | 0 | 08/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2432/1981 | 2/09/2021 | WD | U | V | 11 | 100 |
| GRANTOR: GEIGER GERNIE C & HAR | | | | | | |
| GRANTEE: GEIGER RICHARD A & | | | | | | |
| 2384/0489 | 8/14/2020 | LE | U | I | 11 | 100 |
| GRANTOR: GEIGER GERNIE C & HAR | | | | | | |
| GRANTEE: GEIGER RICHARD A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2019] W76 S10 BAS=[YR=2007] S30 UOP=[YR=2007] S10 E76 N10 W76$ E76 N30 W76$ E76 N10$.

## 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 | 0681 | POLE SHED | 0 | 100 | 16 | 12 | 192.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 48 | 1,382 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 2,135.00 | 2,135.00 | 100 | 2007 | 2007 | 3 | 91 | 1,943 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,325

| 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 | 0005 | 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 | | OR | 0.00 | 0.00 | 6.74 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 2,494 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 6.74 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 128,060 | | | | | | | |

REVIEW DATE 01/26/2023 BY WWA Total Acres: 7.74 Total Land Value: 32,494 Market: 128,060 Agricultural: 2,494 Common: 30,000 PRINTED 08/06/2024 BY SYS