PT W1/2 OF NE1/4 OF NW1/4
SEC 21 IN OR 2468/273

GEIGER JAMES C & ALISA G
37980 HENRY SMITH RD
HILLIARD, FL 32046

2024

21-3N-24-0000-0008-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

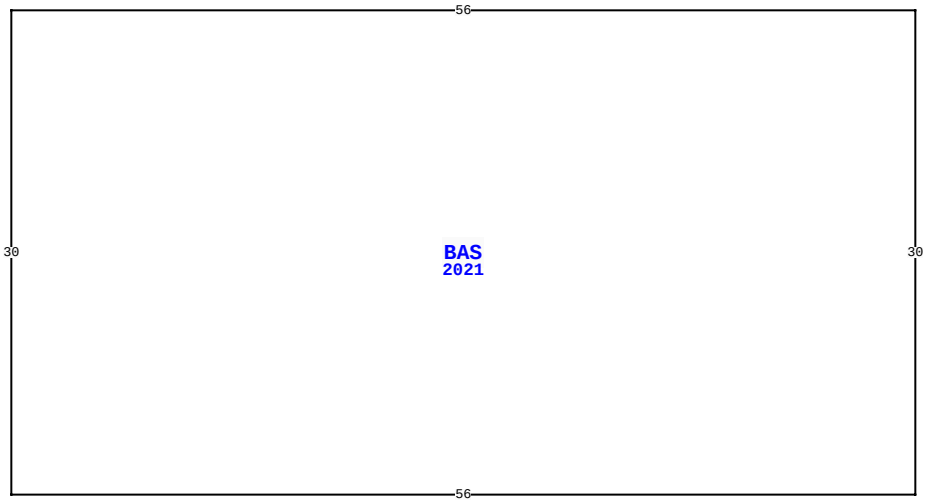
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	158,647
TOTALS	1,680		1,680	158,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.4800	96.36	161,885	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



37980 HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		158,647
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		191,977
SOH/AGL Deduction		37,903
ASSESSED VALUE		154,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,074
TOTAL JUST VALUE		359,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003180	CO ISSUED	0	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/0276	6/04/2021	WD	U	I	11	100
GRANTOR: GEIGER JAMES CLIFTON						
GRANTEE: GEIGER JAMES CLIFTO						
2468/0273	10/30/2020	WD	U	I	11	100
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: GEIGER JAMES CLIFTO						

EXTRA FEATURES

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 07/02/2021 BY TWA Total Acres: 10.00 Total Land Value: 33,330 Market: 171,000 Agricultural: 3,330 Common: 30,000 PRINTED 08/06/2024 BY SYS