

PT OF LOTS 63 & 64
IN OR 2597/1081
CORNWALL SURVEY PB 0/31

GEIGER ZENOUS RICHARD
28174 YELLOW ROSE LN
HILLIARD, FL 32046

2024

21-3N-24-2020-0063-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	12	100
Frame	03	MASONRY 100
Common Wall	60	100
Story Height	14	100
RMS	0	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality 02 Quality Level 02

DOR CODE 4100 LIGHT MANUFACTURE

MAP NUM MKT AREA 09

NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	814	3,705
AOF	1,034	185	1,913	8,706
BAS	7,188	100	7,188	32,713
UOP	530	30	159	724
UST	72	50	36	164

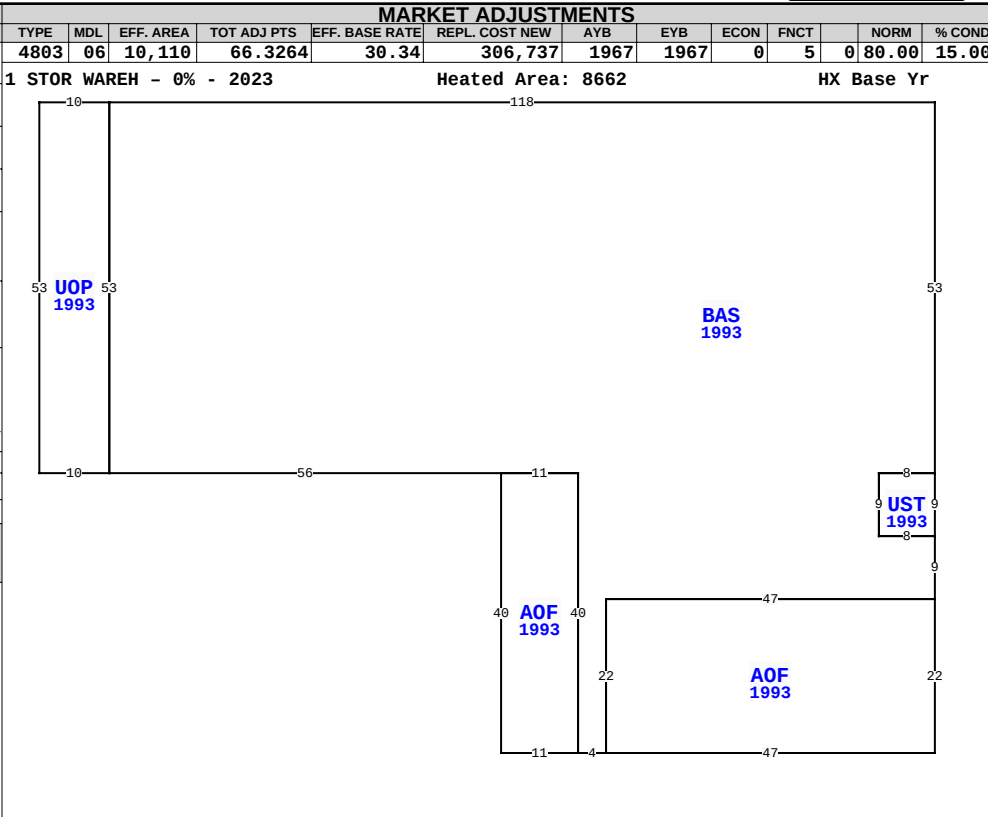
TOTALS 9,264 10,110 46,011

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
1	0681	POLE SHED	0	0	26	9	234.00	SF	15.00	15.00	100	1975	1975	3	20	702	
2	0940	SHEDS/PORT	0	0	16	15	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
3	0430	CL FNC 6B	0	0	0	0	690.00	LF	9.70	9.70	100	1980	1980	3	20	1,339	
4	0803	ASPHALT C	0	0	0	0	13,090.00	SF	2.00	2.00	100	1970	1970	3	50	13,090	
5	0812	CONCRETE C	0	0	0	0	14,548.00	SF	4.00	4.00	100	1975	1975	3	26	15,130	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60	
8	0730	LOAD RAMP	0	0	20	9	180.00	LF	8.10	8.10	100	1967	1967	3	50.2	732	
9	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1980	1980	3	46.5	81	
10	1090	T SCALE 20	0	0	0	0	1.00	UT	22,000.00	22,000.00	100	2009	2009	3	40	8,800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	3.15	AC		1.00	1.00	1.00	28,000.00	28,000.00	88,200							



458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020
INC DATE			AG DATE	

TOTAL OB/XF 41,524

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	3.15	AC		1.00	1.00	1.00	28,000.00	28,000.00	88,200							

NASSAU COUNTY PROPERTY PAGE 1 of 5

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		109,785
TOTAL MARKET OB/XF VALUE		47,180
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		245,165
SOH/AGL Deduction		0
ASSESSED VALUE		245,165
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		245,165
TOTAL JUST VALUE		245,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22600	TRUCK SCALE	2,400	06/01/2009
B95976	REMODEL	2,800	07/01/1995
B941084	XFOB	35,700	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000

GRANTOR: AACTION RECYCLING COR
GRANTEE: GEIGER ZENOUS RICHARD
2066/0302 8/18/2016 WD Q I 01 223,900
GRANTOR: NASSAU STEEL & RECYCL
GRANTEE: AACTION RECYCLING C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W118 UOP=[YR=1993] W10 S 53 E10 N53\$S53 E56
AOF=[YR=1993] S40 E11 N40 W11\$ E11 S40 E4 AOF=[YR=1993] E47
N22 W47 S22\$ N22 E47 N9 UST=[YR=1993] N9 W8 S9 E8\$ W8 N9 E8
N53\$.

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Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,600	100	4,600	19,023
CAN	24	30	7	29
TOTALS	4,624		4,607	19,052

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
11	0978	SECURTY LT	0	0	0	1.00	UT	450.00	
12	0971	ST LGHT OV	0	0	0	3.00	UT	1,555.00	
13	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	
14	0351	CARPORT MT	0	0	54	810.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
4803	06	4,607	60.2550	27.57	127,015	1971	1971	0	5
2 STOR WAREH - 0% - 2023									
Heated Area: 4600									
HX Base Yr									
CAN 1993 BAS 1993									
458524 OLD DIXIE HWY, HILLIARD									
BLD DATE 09/24/2020 KK LGL DATE 09/24/2020 KK									
XF DATE 09/24/2020 KK LAND DATE 09/24/2020 KK									
INC DATE AG DATE									

TOTAL OB/XF									
5,656									

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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NASSAU COUNTY PROPERTY			
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			245,165
TOTAL JUST VALUE			245,165
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHARD						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W107 CAN=[YR=1993] N3 W8 S3 E8\$ W8 S40 E115 N40\$.									

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[illegible]

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[illegible]

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[illegible]