PT SEC 23-2N-23E
IN OR 2699/1609 & IN OR 2699/161
ESMT IN OR 2637-124

GEIGER JOHN THOMAS L/E/
4632 THICKET TRL
HILLIARD, FL 32046

2024

23-2N-23-0000-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

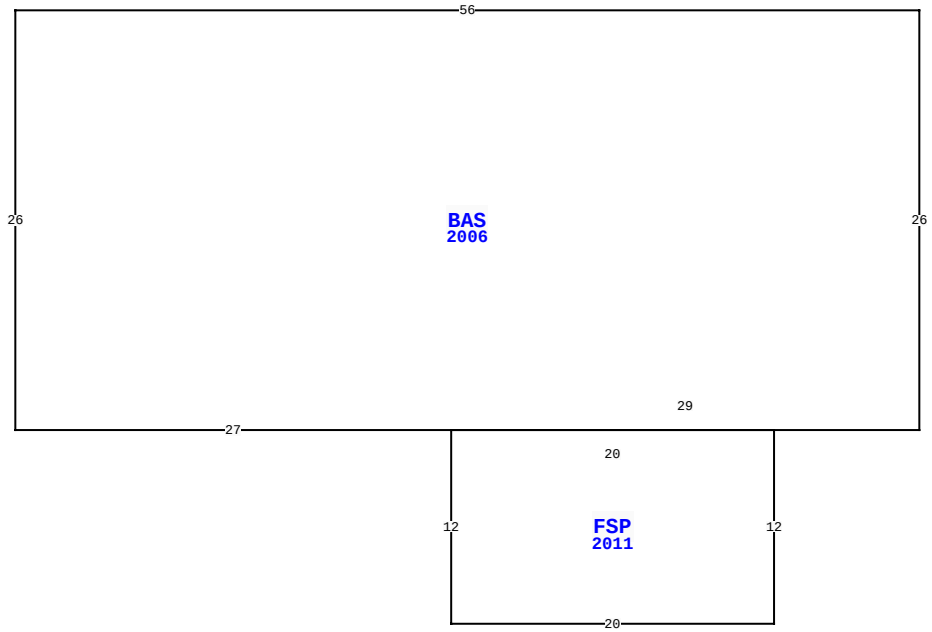
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	81,374
FSP	240	60	144	8,048
TOTALS	1,696		1,600	89,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,600	128.4800	96.36	154,176	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 50% - 2019 Heated Area: 1456 HX Base Yr 2019



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

4632 THICKET TRL, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,907
TOTAL MARKET OB/XF VALUE		1,862
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		239,064
SOH/AGL Deduction		27,217
ASSESSED VALUE		211,847
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		161,847
TOTAL JUST VALUE		405,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013163	OTHER	0	08/26/2022
C4831	CO ISSUED	0	08/01/2006
MH4831	CO ISSUED	0	08/01/2006
M11938	MECH OTHER	0	08/01/2006
P11501	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1611	3/13/2024	QC	U	I	11	100
GRANTOR: GEIGER GREG RUSSELL						
GRANTEE: GEIGER JOHN THOMAS						
2699/1609	3/13/2024	LE	U	I	11	100
GRANTOR: GEIGER JOHN THOMAS						
GRANTEE: GEIGER GREG RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W56 S26 E27 FSP=[YR=2011] S12 E20 N12 W20$ E29 N26$.

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	0811	CONCRETE B	0	50	0	0	762.00	SF	5.20	5.20	100	1985	1985	3	47	1,862	

LAND DESCRIPTION

TOTAL OB/XF 1,862

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	50	0007	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	415.00	415.00	2,075							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	555.00	555.00	2,220							
4	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 01/03/2023 BY WW Total Acres: 10.30 Total Land Value: 43,295 Market: 171,000 Agricultural: 4,295 Common: 39,000 PRINTED 08/06/2024 BY SYS

PT SEC 23-2N-23E
IN OR 2699/1609 & IN OR 2699/161
ESMT IN OR 2637-124

GEIGER JOHN THOMAS L/E/
4632 THICKET TRL
HILLIARD, FL 32046

2024

23-2N-23-0000-0013-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

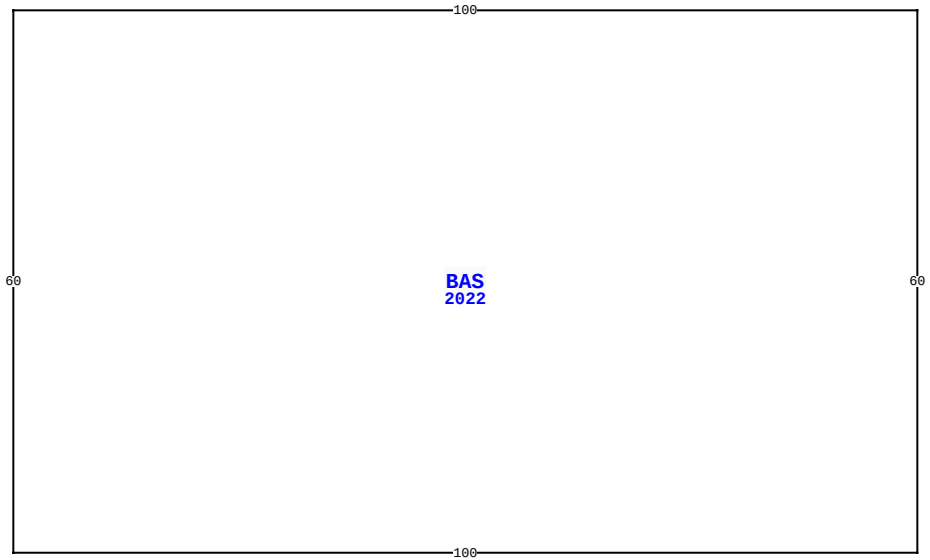
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	6,000	104,485
TOTALS	6,000		6,000	104,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	6,000	50.2550	17.59	105,540	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 50% - 2019 Heated Area: 6000 HX Base Yr 2019



4632 THICKET TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: GEIGER JOHN THOMAS						
2699/1609	3/13/2024	LE	U	I	11	100
GRANTOR: GEIGER JOHN THOMAS						
GRANTEE: GEIGER GREG RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W100 S60 E100 N60$.

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

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

REVIEW DATE 01/03/2023 BY WW Total Acres: 10.30 Total Land Value: 43,295 Market: 171,000 Agricultural: 4,295 Common: 39,000 PRINTED 08/06/2024 BY SYS