IN OR 1007/1461
PARCEL 3-2 SEC 24-4N-23 &
PARS 1-1 & & 2-16 SEC 23-4N-23

GEIGER ZENOUS R JR & KARYN A
28714 YELLOW ROSE LANE
HILLIARD, FL 32046

2024

24-4N-23-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

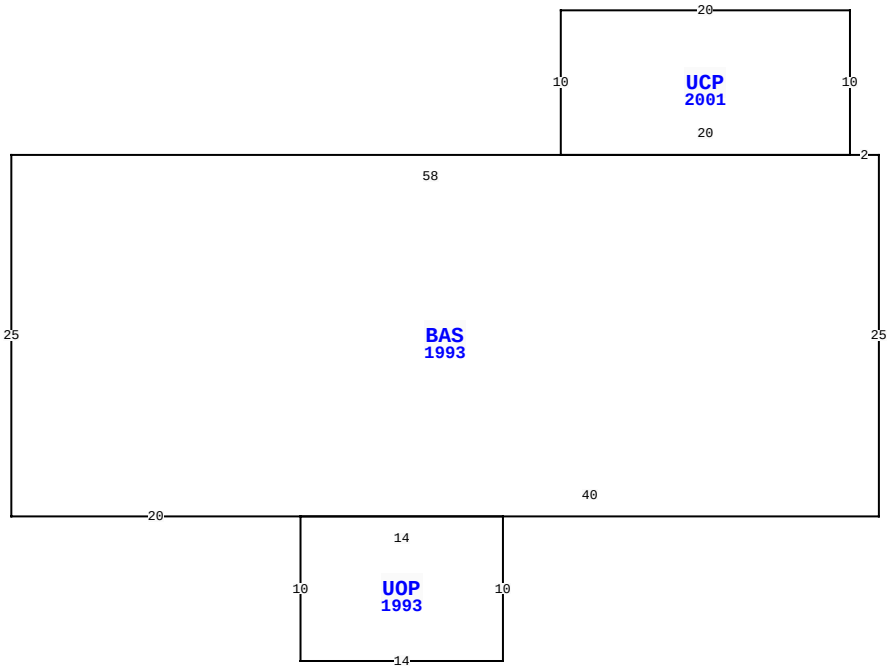
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,500	100	1,500	38,808
UCP	200	20	40	1,035
UOP	140	25	35	905
TOTALS	1,840		1,575	40,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,575	123.2000	86.24	135,828	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1500 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

28878 CENTURY LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,748
TOTAL MARKET OB/XF VALUE	50,113
TOTAL LAND VALUE - MARKET	380,480
TOTAL MARKET VALUE	138,142
SOH/AGL Deduction	59,599
ASSESSED VALUE	78,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,543
TOTAL JUST VALUE	471,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1461	9/14/2001	WD	U	I	01	22,500

GRANTOR: GEIGER THERESA P

GRANTEE: GEIGER ZENOUS R JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UCP=[YR=2001] N10 W20 S10 E20$ W58 S25 E20
UOP=[YR=1993] S10 E14 N10 W14$ E40 N25$.

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	0	20	16	320.00	SF	15.00	15.00	100	1970	1970	3	20	960	
2	0681	POLE SHED	0	0	18	16	288.00	SF	15.00	15.00	100	1998	1998	3	26	1,123	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	1998	1998	3	20	780	
4	0681	POLE SHED	0	0	97	60	5,820.00	SF	15.00	15.00	100	2002	2002	3	30	26,190	
5	0681	POLE SHED	0	0	0	0	3,900.00	SF	15.00	15.00	100	2004	2004	3	36	21,060	

LAND DESCRIPTION

TOTAL OB/XF 50,113

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	35.81	AC		1.00	1.00	1.00	415.00	415.00	14,861							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	43.81	AC		1.00	1.00	1.00	8,000.00	8,000.00	350,480							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 44.81 Total Land Value: 47,281 Market: 350,480 Agricultural: 17,281 Common: 30,000 PRINTED 08/06/2024 BY SYS