

LOTS 11 & 12
LYING W OF SUNDBERG RD &
ALL OF LOTS 13 14 (EX PT IN OR 2

GEIGER BERT JR & ANNETTE V
27742 GEIGER RD
HILLIARD, FL 32046

2024

25-4N-23-2020-0011-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100	0100	01	845	106.7000	101.36	85,649	1935	1942	0	0	0	27.50	72.50	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 792					HX Base Yr					VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100	Diagram showing lot dimensions: 22' x 36' x 22' x 8'. Labels: BAS 1993, FOP 1993.																				Tax Group: 4					Tax Dist:				
Interior Wall	02	WALL BD/WD 100																					BUILDING MARKET VALUE					304,111				
Interior Floor	14	CARPET 100																					TOTAL MARKET OB/XF VALUE					8,163				
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET					372,480				
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE					364,034				
Bedrooms		2 100																					SOH/AGL Deduction					184,341				
Bathrooms		1 100																					ASSESSED VALUE					179,693				
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE					HX HB 50,000				
Stories	1.	1. 100																					BASE TAXABLE VALUE					129,693				
Units		0 100																					TOTAL JUST VALUE					684,754				
Occupancy	00	NONE 100																					NCON VALUE					0				
													INCOME VALUE																			
													PREVIOUS YEAR MKT VALUE					671,473														

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REVIEW DATE 07/07/2023 BY WWA Total Acres: 43.81 Total Land Value: 51,760 Market: 342,480 Agricultural: 21,760 Common: 30,000 PRINTED 08/06/2024 BY SYS