

PT OF LOTS 15 & 16
IN OR 1292/425
CORNWALL SURVEY

MOSLEY RYAN A & ANGELA
27582 GEIGER ROAD
HILLIARD, FL 32046

2024

25-4N-23-2020-0015-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

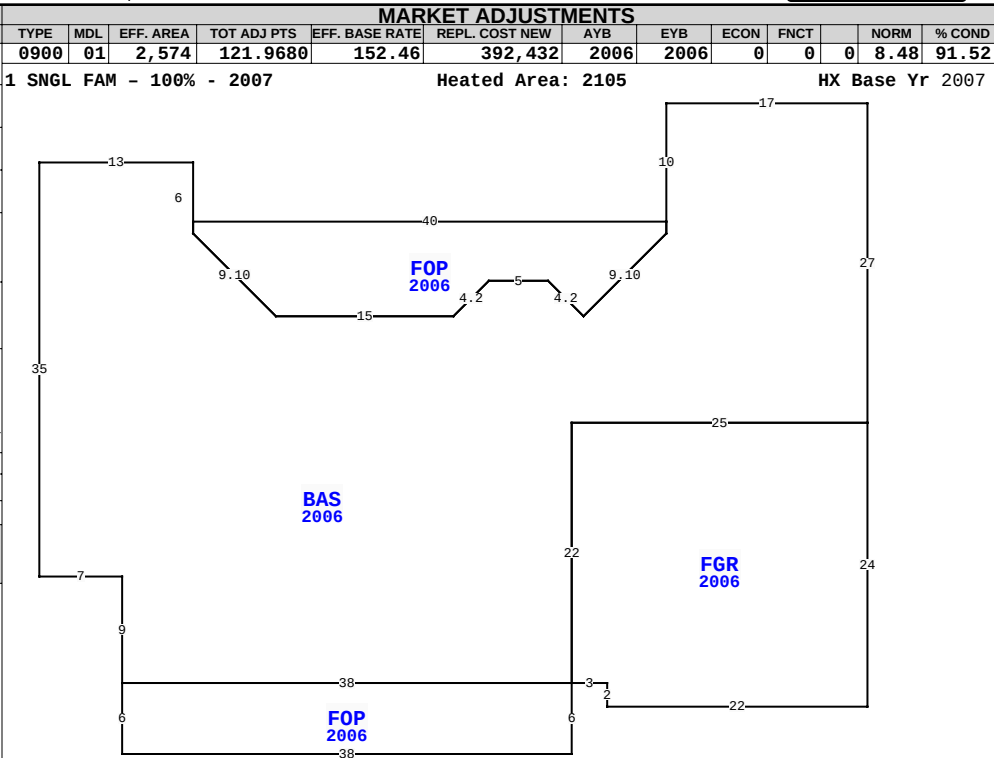
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	293,713
FGR	594	55	327	45,626
FOP	228	30	68	9,488
FOP	247	30	74	10,325

TOTALS	3,174		2,574	359,154
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	1127	BRICK 8"	0 100	0	0	39.00	SF	11.00	
3	0811	CONCRETE B	0 100	0	0	933.00	SF	5.20	
4	0510	GARAGE WD-	0 100	24	25	600.00	SF	35.00	
5	0861	POOL GUNIT	0 100	26	12	312.00	SF	85.00	
6	0855	CONC PAVER	0 100	0	0	648.00	SF	10.00	
7	0810	CONCRETE A	0 100	51	3	153.00	SF	6.50	
8	0680	POLE SHED	0 100	38	22	836.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.48



27582 GEIGER RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	1127	BRICK 8"	0 100	0	0	39.00	SF	11.00	11.00	100	2006	2006	3	96	412	
3	0811	CONCRETE B	0 100	0	0	933.00	SF	5.20	5.20	100	2006	2006	3	87	4,221	
4	0510	GARAGE WD-	0 100	24	25	600.00	SF	35.00	35.00	100	2007	2007	3	48	10,080	
5	0861	POOL GUNIT	0 100	26	12	312.00	SF	85.00	85.00	100	2018	2018	3	87	23,072	
6	0855	CONC PAVER	0 100	0	0	648.00	SF	10.00	10.00	100	2018	2018	3	97	6,286	
7	0810	CONCRETE A	0 100	51	3	153.00	SF	6.50	6.50	100	2018	2018	3	97	965	
8	0680	POLE SHED	0 100	38	22	836.00	SF	10.00	10.00	100	2024	2022	3	98	8,193	

TOTAL OB/XF										56,379						
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.48	AC		1.00	1.00	1.00	25,000.00	25,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										359,154		
TOTAL LAND VALUE - MARKET										87,000		
TOTAL MARKET VALUE										502,533		
SOH/AGL Deduction										244,978		
ASSESSED VALUE										257,555		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										207,555		
TOTAL JUST VALUE										502,533		
NCON VALUE										8,193		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										480,162		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001691	SWIM POOL	40,000	03/01/2018
M11000	TANKS/BLRS	0	02/01/2006
P10325	OTHER	0	11/01/2005
C16113	CO ISSUED	160,416	09/01/2005
B16113	NEW CONSTR	160,416	09/01/2005
E15839	ELEC OTHER	4,800	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1292/0425	2/02/2005	WD	Q	V		62,900	

GRANTOR: GEIGER ROBERT R SR &
GRANTEE: MOSLEY RYAN A & ANG

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BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2006] W17 S10 FOP=[YR=2006] W40 S1 D7 R7 E15 U3 R3 E5 D3 R3 R7 U7 N1\$ S1 D7 L7 L3 U3 W5 L3 D3 W15 L7 U7 N6 W13 S35 E7 S9 FOP=[YR=2006] S6 E38 N6 W38\$ E38 FGR=[YR=2006] E3 S2 E22 N24 W25 S22\$ N22 E25 N27\$.