PT OF LOT 16
IN OR 1357/1797
CORNWALL SURVEY PB O/31

KENNAMER LARRY JAMES & WANDA DELL
27481 GEIGER ROAD
HILLIARD, FL 32046

2024

25-4N-23-2020-0016-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

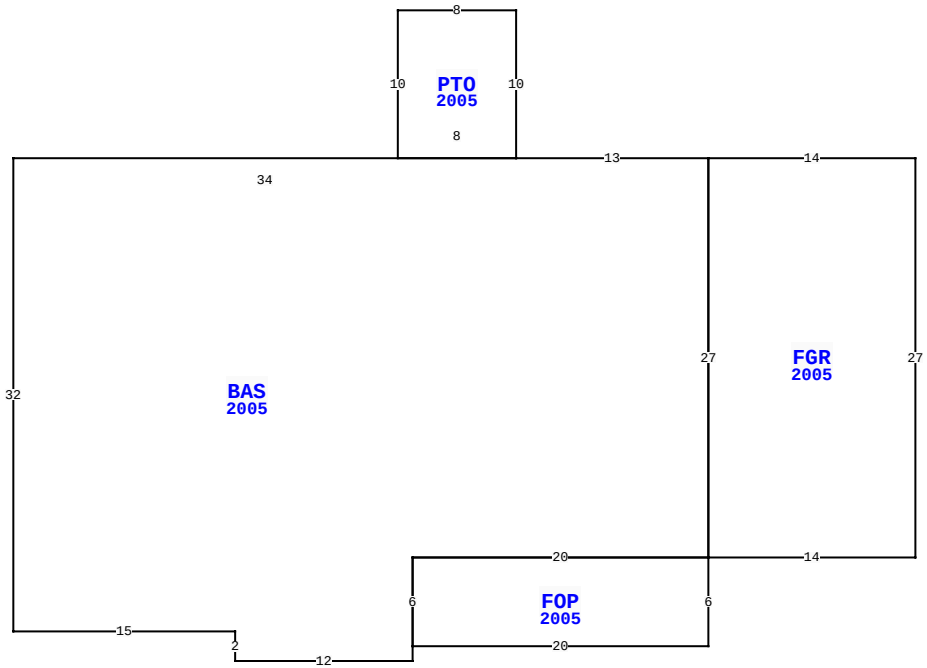
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,428	100	1,428	154,168
FGR	378	55	208	22,456
FOP	120	30	36	3,887
PTO	80	5	4	432
TOTALS	2,006		1,676	180,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	124.2000	117.99	197,751	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1428 HX Base Yr 2006



27481 GEIGER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,942
TOTAL MARKET OB/XF VALUE		2,415
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		213,357
SOH/AGL Deduction		109,146
ASSESSED VALUE		104,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,211
TOTAL JUST VALUE		213,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1797	10/11/2005	WD	Q	I		162,000

GRANTOR: GEIGER ROBERT R SR

GRANTEE: KENNAMER LARRY & WA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W14 BAS=[YR=2005] W13 PTO=[YR=2005] N10 W8 S10 E8$ W34 S32 E15 S2 E12 N1 FOP=[YR=2005] E20 N6 W20 S6$ N6 E20 N27$ S27 E14 N27$.

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	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2005	2005	3	86	2,415	

LAND DESCRIPTION

TOTAL OB/XF 2,415

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/30/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS