S/2 OF LOT 53
CORNWALL SURVEY

GEIGER ZENOUS RICHARD JR/GEIGER KAREN NETTLES
28714 YELLOW ROSE LANE
HILLIARD, FL 32046

2024

28-4N-24-2020-0053-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,550
TOTAL MARKET VALUE	2,550
SOH/AGL Deduction	2,381
ASSESSED VALUE	169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169
TOTAL JUST VALUE	2,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0221	12/22/2020	SW	Q	V	05	1,693,100
GRANTOR: HEM INVESTMENT OF FL						
GRANTEE: GEIGER ZENOUS RICHA						
1499/1637	5/18/2007	WD	Q	V		3,461,200
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: HEM INVESTMENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009630	C	SWAMP	0		OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	500.00	500.00	2,550							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 5.10 Total Land Value: 2,550 Market: 0 Agricultural: 0 Common: 2,550 PRINTED 08/06/2024 BY SYS