

PT N1/2 OF SEC 29-2N-24E & PT
OF S1/2 OF SEC 20-2N-24E IN
OR 2125/650 BEING PARCEL "B"

ZENOUS RICHARD GEIGER JR
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2024

29-2N-24-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	82,924
FOP	40	30	12	689
FOP	378	30	113	6,489
FST	198	55	109	6,259
UGR	440	45	198	11,370
TOTALS	2,500		1,876	107,732

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0	0	60	35	2,100.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC	
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	191.33	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	191.33	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,876	94.0800	89.38	167,677	1954	1954	0	0	35.75	64.25

1 SINGLE FAM - 0% - 0

Heated Area: 1444

HX Base Yr

The diagram is a site plan of a property. It features a large rectangular area on the left labeled 'BAS 1993' with a width of 80 and a height of 15. To its right is a smaller rectangular area labeled 'FOP 1993' with a width of 8 and a height of 5. Further right is a rectangular area labeled 'UGR 1993' with a width of 22 and a height of 20. Below the 'BAS 1993' area is a horizontal strip labeled 'FOP 1993' with a width of 42 and a height of 4. To the right of this strip is a rectangular area labeled 'FST 1993' with a width of 22 and a height of 9. Various other dimensions are marked along the boundaries and internal lines, including 15, 4, 31, 4, 5, 9, 15, 20, and 22.

35184 DADDY RABBIT LN, CALLAHAN				BLD DATE						LAND DATE		06/13/2023	MLU
				XF DATE						AG DATE			
				INC DATE									
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700				
2,100.00	SF	15.00	15.00	100	2019	2019	3	90	28,350				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		107,732	
TOTAL MARKET OB/XF VALUE		29,050	
TOTAL LAND VALUE - MARKET		508,325	
TOTAL MARKET VALUE		237,574	
SOH/AGL Deduction		27,339	
ASSESSED VALUE		210,235	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		210,235	
TOTAL JUST VALUE		645,167	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2125/0650	4/26/2017	WD	U	I	12
					SALE PRICE
					1,743,100
GRANTOR: FNB SOUTH					
GRANTEE: ZENOUS RICHARD GEIG					
2042/0470	4/12/2016	WD	U	V	12
					1,500,000
GRANTOR: WRIGHT NASSAU COUNTY					
GRANTEE: FNB SOUTH					

BUILDING NOTES											

BUILDING DIMENSIONS											
UGR=[YR=1993] W22 FOP=[YR=1993] W8 S5 BAS=[YR=1993] W80 S15 E15 S4 E31 FOP=[YR=1993] S5 E42 FST=[YR=1993] E22 N9 W22 S9\$ N9 W42 S4\$ N4 E42 N15 W8\$ E8 N5\$ S20 E22 N20\$.											