PT GOVT LOT 1 SEC 29-2N-25E &
PT OF PEDRO PONS GRANT
SEC 47-2N-25E PAR 4-2 PT

GEIGER THOMAS H JR & EMILY
95324 SNAPDRAGON DR
FERNANDINA BEACH, FL 32034

2024

29-2N-25-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

OFF HODGES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,690
TOTAL MARKET VALUE	33,690
SOH/AGL Deduction	0
ASSESSED VALUE	33,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,690
TOTAL JUST VALUE	33,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2528/0127	1/06/2022	WD	U	V	30	20,000
GRANTOR: MIZELL LARRY S & ANN						
GRANTEE: GEIGER THOMAS H JR						
1989/1406	7/07/2015	QC	U	V	11	100
GRANTOR: MIZELL-HODGES LLC						
GRANTEE: MIZELL LARRY S & AN						

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	000000	C	VAC RES	0		OR			1.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	32,940							
2	009630	C	SWAMP	0		OR			1.50	AC		1.00	1.00	1.00	500.00	500.00	750							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 3.33 Total Land Value: 33,690 Market: 0 Agricultural: 0 Common: 33,690 PRINTED 08/06/2024 BY SYS