

PT NW1/4 OF SE1/4 OF
SEC 33-3N-23E IN OR 512/750
(EX R/W'S IN OR 250/124,

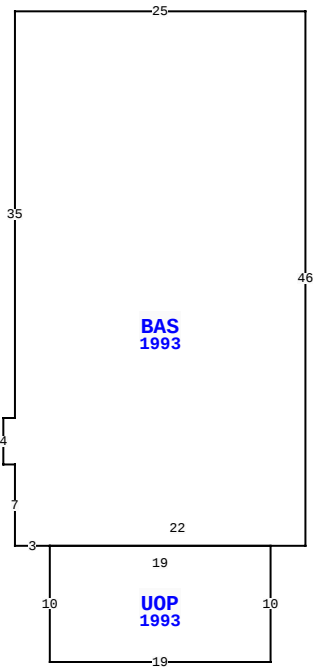
GEIGER WALTER WILLIAM
26252 COUNTY ROAD 121
HILLIARD, FL 32046

2024

33-3N-23-0000-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 80		
Exterior Wall	05	AVERAGE 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 60		
Interior Wall	04	PLYWOOD 40		
Interior Floor	09	PINE WOOD 80		
Interior Floor	14	CARPET 20		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,154	100	1,154	64,255
UOP	190	20	38	2,116
TOTALS	1,344		1,192	66,371

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,192	91.5840	87.00	103,704	1944	1944	0	0	36.00	64.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1154 HX Base Yr												
												
TOTALS	1,344		1,192									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				66,371			
TOTAL MARKET OB/XF VALUE				7,510			
TOTAL LAND VALUE - MARKET				186,750			
TOTAL MARKET VALUE				106,573			
SOH/AGL Deduction				54,311			
ASSESSED VALUE				52,262			
TOTAL EXEMPTION VALUE			HX HB	27,262			
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				260,631			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				257,558			

EXTRA FEATURES										26203 CR 121, HILLIARD		XF DATE		LAND DATE		06/15/2023		MLU
												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	0940	SHEDS/PORT	0 100	10	14	140.00	SF	18.00	18.00	100	1987	1987	3	20	504			
2	0940	SHEDS/PORT	0 100	10	14	140.00	SF	21.00	21.00	100	1987	1987	3	20	588			
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	21.00	21.00	100	1987	1987	3	20	1,008			
4	0940	SHEDS/PORT	0 100	20	6	120.00	SF	15.00	15.00	100	1987	1987	3	20	360			
5	0200	BARN WD 0-	0 100	50	23	1,150.00	SF	15.00	15.00	100	1987	1987	3	20	3,450			
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1944	1944	3	20	200			
7	0200	BARN WD 0-	0 100	28	25	700.00	SF	10.00	10.00	100	1987	1987	3	20	1,400			

LAND DESCRIPTION										TOTAL OB/XF										7,510									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000												
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	370.00	370.00	2,312												
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380												
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.25	AC		1.00	1.00	1.00	19,000.00	19,000.00	156,750												