PT OF NE1/4 OF SE1/4 OF
SEC 33-3N-23E IN OR 283/483
(EX R/W OR 611/1190)

GEIGER WALTER W
26252 COUNTY ROAD 121
HILLIARD, FL 32046

2024

33-3N-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

26252 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,098
TOTAL LAND VALUE - MARKET	137,370
TOTAL MARKET VALUE	7,773
SOH/AGL Deduction	1,551
ASSESSED VALUE	6,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,222
TOTAL JUST VALUE	142,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014883	NEW CONSTR	0	08/01/2001
R013353	REPAIR/RRF	0	06/01/2001
Z991310	OTHER	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0283/0483	1/01/1979	FD	U	V		100

GRANTOR:

GRANTEE:

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
1	0350	CARPORT WD	0	0	18	30	540.00	SF	13.00	13.00	100	1955	1955	3	20	1,404	
2	0812	CONCRETE C	0	0	0	0	3,552.00	SF	4.00	4.00	100	1975	1975	3	26	3,694	

LAND DESCRIPTION

TOTAL OB/XF 5,098

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	7.23	AC		1.00	1.00	1.00	370.00	370.00	2,675							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.23	AC		1.00	1.00	1.00	19,000.00	19,000.00	137,370							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.23 Total Land Value: 2,675 Market: 137,370 Agricultural: 2,675 Common: 0 PRINTED 08/06/2024 BY SYS