PT NW1/4 OF SE1/4 OF
SEC 33-3N-23E BEING ONLY PT
LYING S OF TOMLINSON RD & W OF

GEIGER WALTER WILLIAM
26252 CR 121
HILLIARD, FL 32046

2024

33-3N-23-0000-0004-0030

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

CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,096
TOTAL LAND VALUE - MARKET	247,660
TOTAL MARKET VALUE	18,113
SOH/AGL Deduction	8,078
ASSESSED VALUE	10,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,035
TOTAL JUST VALUE	259,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0681	POLE SHED	0	0	48	42	2,016.00	SF	15.00	15.00	100	2005	2005	3	40	12,096	

LAND DESCRIPTION

TOTAL OB/XF 12,096

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	14.75	AC		1.00	1.00	1.00	370.00	370.00	5,458							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.94	AC		1.00	1.00	1.00	190.00	190.00	559							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	17.69	AC		1.00	1.00	1.00	14,000.00	14,000.00	247,660							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 17.69 Total Land Value: 6,017 Market: 247,660 Agricultural: 6,017 Common: 0 PRINTED 08/06/2024 BY SYS