



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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
BAS	2,059	100	2,059	177,966
FGR	416	55	229	19,793
FOP	120	30	36	3,112

TOTALS	2,595		2,324	200,871
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	24	24	576.00	SF	40.00	40.00	100	1983
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
3	0680	POLE SHED	0 100	30	20	600.00	SF	10.00	10.00	100	1980
4	0810	CONCRETE A	0 100	0	0	336.00	SF	6.50	6.50	100	1983

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	2.90	AC	
3	009910	M	MKT.VAL.AG	0	0007	OR	0.00	0.00	2.90	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,324	121.7160	115.63	268,724	1983	1988		0	0	25.25
1 SINGLE FAM - 100% - 0											
Heated Area: 2059 HX Base Yr											

27001 GEIGER RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
13,431											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		200,871	
TOTAL MARKET OB/XF VALUE		13,431	
TOTAL LAND VALUE - MARKET		102,500	
TOTAL MARKET VALUE		245,375	
SOH/AGL Deduction		126,073	
ASSESSED VALUE		119,302	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		69,302	
TOTAL JUST VALUE		316,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941294	NEW CONSTR	25,500	10/01/1994
93037	NEW CONSTR	37,600	11/11/1993
8136	SWIM POOL	37,500	06/01/1992
5632	XFOB	46,000	04/11/1989
4095	N/A	44,000	05/14/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1917/1314	5/12/2014	WD	U	I	14
GRANTOR: GEIGER M SUE					
GRANTEE: GEIGER LOGAN PAIGE					
1698/1488	9/09/2010	WD	U	I	19
GRANTOR: GEIGER M SUE					
GRANTEE: GEIGER ROBERT R JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W75 S17 FGR=[YR=1993] S16 E26 FOP=[YR=1993] S6 E20 N6 W20\$ N16 W26\$ E26 S16 E49 N33\$.											