PT OF GOVT LOT 6
OR 657 PG 139
R567895 & R567896

GEIGER ROBERT R JR
27140 GEIGER ROAD
HILLIARD, FL 32046

2024

36-4N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	06	Quality Level 06

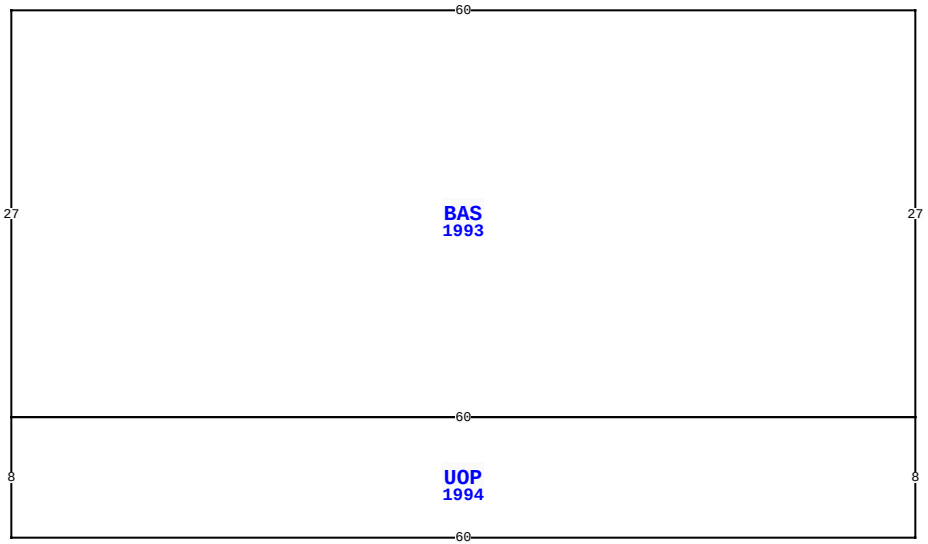
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	54,665
UOP	480	25	120	4,049
TOTALS	2,100		1,740	58,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,740	160.6800	112.48	195,715	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1993 Heated Area: 1620 HX Base Yr 1993



27140 GEIGER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,714
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		44,160
TOTAL MARKET VALUE		103,002
SOH/AGL Deduction		59,599
ASSESSED VALUE		43,403
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,403
TOTAL JUST VALUE		103,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93303	MH MOVE-ON	35,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0657/0139	5/07/1992	WD	U	V	01	100

GRANTOR: GEIGER ROBT & MINTA

GRANTEE: GEIGER ROBERT JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 UOP=[YR=1994] S8 E60 N8 W60$ E60 N27$.

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
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.84	AC		1.00	1.00	0.80	30,000.00	24,000.00	44,160							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.84 Total Land Value: 44,160 Market: 0 Agricultural: 0 Common: 44,160 PRINTED 08/06/2024 BY SYS