PT GOVT LOT 6 OF SEC 36-4N-23E
IN OR 724/577

GEIGER JOSEPH RAY
27002 GEIGER ROAD
HILLIARD, FL 32046

2024

36-4N-23-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

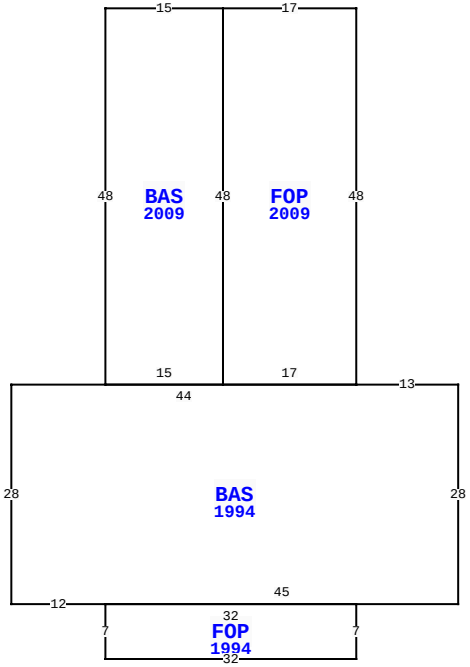
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	140,158
BAS	720	100	720	63,229
FOP	224	30	67	5,884
FOP	816	30	245	21,516
TOTALS	3,356		2,628	230,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	104.1600	98.95	260,041	1994	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 1995 Heated Area: 2316 HX Base Yr 1995



27002 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		230,786
TOTAL MARKET OB/XF VALUE		57,339
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		318,125
SOH/AGL Deduction		140,907
ASSESSED VALUE		177,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,218
TOTAL JUST VALUE		318,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007619	SWIM POOL	60,000	12/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0724/0577	2/22/1995	WD	U	V	01	100

GRANTOR: GEIGER ROBERT R & M S

GRANTEE: GEIGER JOSEPH RAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W13 FOP=[YR=2009] N48 W17 BAS=[YR=2009] W15 S48 E15 N48$ S48 E17$ W44 S28 E12 FOP=[YR=1994] S7 E32 N7 W32 $ E45 N28 $.

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	0810	CONCRETE A	0	100	0	0	801.00	SF	6.50	6.50	100	1996	1996	3	72	3,749	
2	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2011	2011	3	50	3,600	
3	0681	POLE SHED	0	100	24	14	336.00	SF	15.00	15.00	100	2011	2011	3	64	3,226	
4	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2018	2018	3	87	31,059	
5	0855	CONC PAVER	0	100	0	0	1,450.00	SF	10.00	10.00	100	2018	2018	3	97	14,065	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 57,339

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS