



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																																																																																																																																																																																								
<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 4</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">100,000</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">1,660</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">1,660</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">1,660</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">100,000</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">100,000</td> </tr> </table>																						VALUATION BY										STANDARD										Tax Group: 4										Tax Dist:										BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										100,000										TOTAL MARKET VALUE										1,660										SOH/AGL Deduction										0										ASSESSED VALUE										1,660										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										1,660										TOTAL JUST VALUE										100,000										NCON VALUE										0										INCOME VALUE																				PREVIOUS YEAR MKT VALUE										100,000									
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																			
Tax Group: 4										Tax Dist:																																																																																																																																																																																																																																																																																																			
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																																																																																			
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																																																																																			
TOTAL LAND VALUE - MARKET										100,000																																																																																																																																																																																																																																																																																																			
TOTAL MARKET VALUE										1,660																																																																																																																																																																																																																																																																																																			
SOH/AGL Deduction										0																																																																																																																																																																																																																																																																																																			
ASSESSED VALUE										1,660																																																																																																																																																																																																																																																																																																			
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																																																																																			
BASE TAXABLE VALUE										1,660																																																																																																																																																																																																																																																																																																			
TOTAL JUST VALUE										100,000																																																																																																																																																																																																																																																																																																			
NCON VALUE										0																																																																																																																																																																																																																																																																																																			
INCOME VALUE																																																																																																																																																																																																																																																																																																													
PREVIOUS YEAR MKT VALUE										100,000																																																																																																																																																																																																																																																																																																			
DOR CODE 5600										TIMBERLAND 70-79																																																																																																																																																																																																																																																																																																			
MAP NUM										MKT AREA 09																																																																																																																																																																																																																																																																																																			
NEIGHBORHOOD/LOC 9001.00																																																																																																																																																																																																																																																																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																									
<table border="1"> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <td colspan="15"></td> </tr> <tr> <td>1917/1317</td> <td>5/12/2014</td> <td>WD U</td> <td>V</td> <td></td> <td>30</td> <td>100</td> <td colspan="15"></td> </tr> <tr> <td colspan="7">GRANTOR: GEIGER M SUE</td> <td colspan="15"></td> </tr> <tr> <td colspan="7">GRANTEE: GEIGER JOSEPH R & M</td> <td colspan="15"></td> </tr> <tr> <td>1698/1483</td> <td>9/09/2010</td> <td>WD U</td> <td>I</td> <td></td> <td>19</td> <td>100</td> <td colspan="15"></td> </tr> <tr> <td colspan="7">GRANTOR: GEIGER M SUE</td> <td colspan="15"></td> </tr> <tr> <td colspan="7">GRANTEE: GEIGER JOSEPH R & M</td> <td colspan="15"></td> </tr> </table>																						SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																1917/1317	5/12/2014	WD U	V		30	100																GRANTOR: GEIGER M SUE																						GRANTEE: GEIGER JOSEPH R & M																						1698/1483	9/09/2010	WD U	I		19	100																GRANTOR: GEIGER M SUE																						GRANTEE: GEIGER JOSEPH R & M																																																																																																																																									
SALES DATA																																																																																																																																																																																																																																																																																																													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																																																																																																																																																																																																																							
1917/1317	5/12/2014	WD U	V		30	100																																																																																																																																																																																																																																																																																																							
GRANTOR: GEIGER M SUE																																																																																																																																																																																																																																																																																																													
GRANTEE: GEIGER JOSEPH R & M																																																																																																																																																																																																																																																																																																													
1698/1483	9/09/2010	WD U	I		19	100																																																																																																																																																																																																																																																																																																							
GRANTOR: GEIGER M SUE																																																																																																																																																																																																																																																																																																													
GRANTEE: GEIGER JOSEPH R & M																																																																																																																																																																																																																																																																																																													
TOTALS										GEIGER RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/16/2023 MLU																																																																																																																																																																																																																																																																					
EXTRA FEATURES																																																																																																																																																																																																																																																																																																													
L N	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																																																																																																																																																																																																																																																																																														
<table border="1"> <tr> <th colspan="17">LAND DESCRIPTION</th> <th colspan="5">TOTAL OB/XF</th> </tr> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPTH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> <tr> <td>1</td> <td>005600</td> <td>A</td> <td>TIMBER 3 SI</td> <td>0</td> <td></td> <td>OR</td> <td>0.00</td> <td>0.00</td> <td>4.00</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>415.00</td> <td>415.00</td> <td>1,660</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>009910</td> <td>M</td> <td>MKT.VAL.AG</td> <td>0</td> <td></td> <td>OR</td> <td>0.00</td> <td>0.00</td> <td>4.00</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>25,000.00</td> <td>25,000.00</td> <td>100,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>																						LAND DESCRIPTION																	TOTAL OB/XF					L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	415.00	415.00	1,660								2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000																																																																																																																																																																																														
LAND DESCRIPTION																	TOTAL OB/XF																																																																																																																																																																																																																																																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																																																																																																					
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	415.00	415.00	1,660																																																																																																																																																																																																																																																																																												
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000																																																																																																																																																																																																																																																																																												
REVIEW DATE 06/16/2023 BY MLU																	Total Acres: 4.00					Total Land Value: 1,660					Market: 100,000					Agricultural: 1,660					Common: 0					PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																																			