PT JOHN DIXON GRANT
SEC 45-4N-23E & PT OF LOTS
63 & 64 OF CORNWALL SURVEY

GEIGER ZENOUS RICHARD JR
28714 YELLOW ROSE LANE
HILLIARD, FL 32046

2024

45-4N-23-0000-00S4-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
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

FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/09/2023 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,380
TOTAL MARKET VALUE	4,329
SOH/AGL Deduction	0
ASSESSED VALUE	4,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,329
TOTAL JUST VALUE	121,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1753/1534	8/11/2011	MS	U	V	11	100
GRANTOR: PUCKETT KEITH						
GRANTEE: GEIGER ZENOUS RICHA						
0841/0290	7/14/1998	QC	Q	V		7,000
GRANTOR: ATLOBELLIS RICHARD A						
GRANTEE: GEIGER ZENOUS RICHA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	10.34	AC		1.00	1.00	1.00	290.00	290.00	2,999							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	17.34	AC		1.00	1.00	1.00	7,000.00	7,000.00	121,380							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 17.34 Total Land Value: 4,329 Market: 121,380 Agricultural: 4,329 Common: 0 PRINTED 08/06/2024 BY SYS