LOT 53
PT OR 103 PG 747
CORNWALL SURVEY

GEIGER GLENN R & JIMMIE F
171941 BAY ROAD
HILLIARD, FL 32046

2025

07-3N-24-2020-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

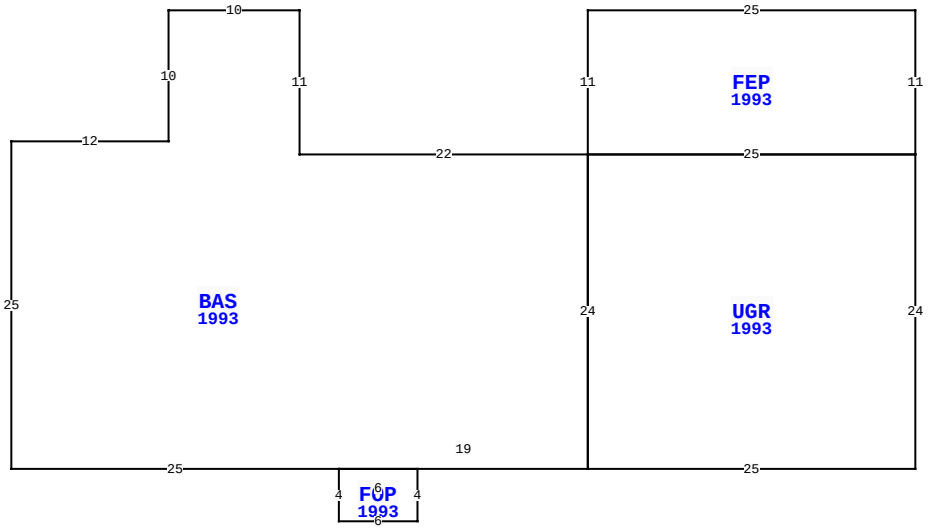
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1993	1,178	83,355
FEP	275	80	1993	220	15,567
FOP	24	30	1993	7	495
UGR	600	45	1993	270	19,105
TOTALS	2,077			1,675	118,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	122.0000	122.00	204,350	1945	1960	0	0	0	42.00	58.00

1 SINGLE FAM – 0% - 0 Heated Area: 1178 HX Base Yr



27278 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	118,523
TOTAL MARKET OB/XF VALUE	1,078
TOTAL LAND VALUE - MARKET	156,000
TOTAL MARKET VALUE	275,601
SOH/AGL Deduction	50,792
ASSESSED VALUE	224,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,809
TOTAL JUST VALUE	275,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W25 S11 BAS=[YR=1993] W22 N11 W10 S10 W12 S25 E25 FOP=[YR=1993] S4 E6 N4 W6$ E19 N24$ UGR=[YR=1993] S24 E25 N24 W25$ E25 N11$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	

LAND DESCRIPTION

TOTAL OB/XF 1,078

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	000100	C	RES	0	0006	OR	0.00	0.00	10.00	AC		1.00	1.00	0.80	19,500.00	15,600.00	156,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS