BLOCK 165 LOTS 10 THRU 12 &
7 THRU 9
PT OR 2263/14

GEIGER ROBERT ROSS III
15813 CR 108
HILLIARD, FL 32046

2025

08-3N-24-2380-0165-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

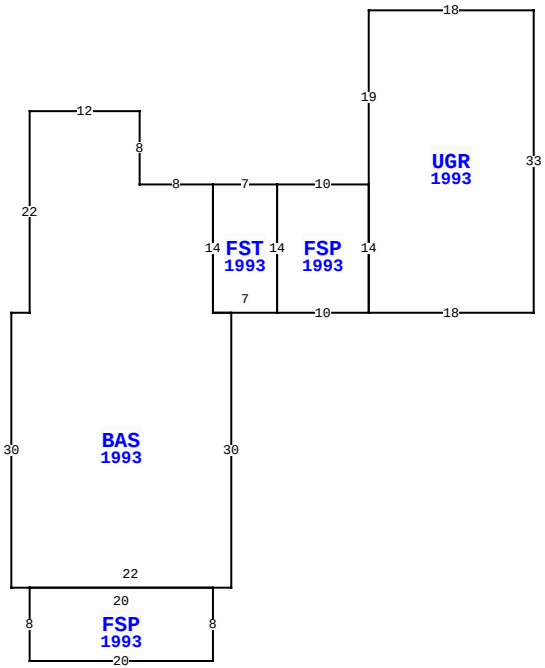
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100	1993	1,096	98,534
FSP	140	40	1993	56	5,035
FSP	160	40	1993	64	5,754
FST	98	55	1993	54	4,855
UGR	594	45	1993	267	24,004
TOTALS	2,088			1,537	138,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	115.2600	115.26	177,155	1951	1965	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 1096 HX Base Yr



15813 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	138,181
TOTAL MARKET OB/XF VALUE	1,255
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	191,936
SOH/AGL Deduction	5,354
ASSESSED VALUE	186,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,582
TOTAL JUST VALUE	191,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190163	REPAIR/RRF	0	05/24/2019
0611142	REPAIR/RRF	6,000	10/31/2006
8908116	REPAIR/RRF	1,185	08/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1665	6/24/2019	WD	Q	I	05	135,000
GRANTOR: HUNTLEY RITA S & JOHN						
GRANTEE: GEIGER ROBERT ROSS						
2263/0014	3/11/2019	FJ	U	I	11	0
GRANTOR: BENNETT MYRTIS JEWEL						
GRANTEE: HUNTLEY RITA S & JO						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W18 S19 FSP=[YR=1993] W10 FST=[YR=1993] W7 BAS=[YR=1993] W8 N8 W12 S22 W2 S30 E2 FSP=[YR=1993] S8 E20 N8 W20$ E22 N30 W2 N14$ S14 E7 N14$ S14 E10 N14$ S14 E18 N33$.

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	0	0	0	159.00	SF	6.50	6.50	100	1975	1975	3	25	258	
2	0802	ASPHALT B	0	0	67	10	670.00	SF	2.40	2.40	100	2009	2009	3	62	997	

LAND DESCRIPTION

TOTAL OB/XF 1,255

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	0004	R-2	75.00	125.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250							
2	000100	C	RES	0	0004	R-2	75.00	125.00	75.00	FF		1.00	1.00	1.00	350.00	350.00	26,250							

REVIEW DATE 09/30/2019 BY TW Total Acres: 0.00 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 07/30/2025 BY SYS