IN OR 2767/1102
EX ESMT PT OR 623/1250
EX 3-9

GEIGER LORIN L & CORRY H L/E/
282661 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2025

08-4N-24-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

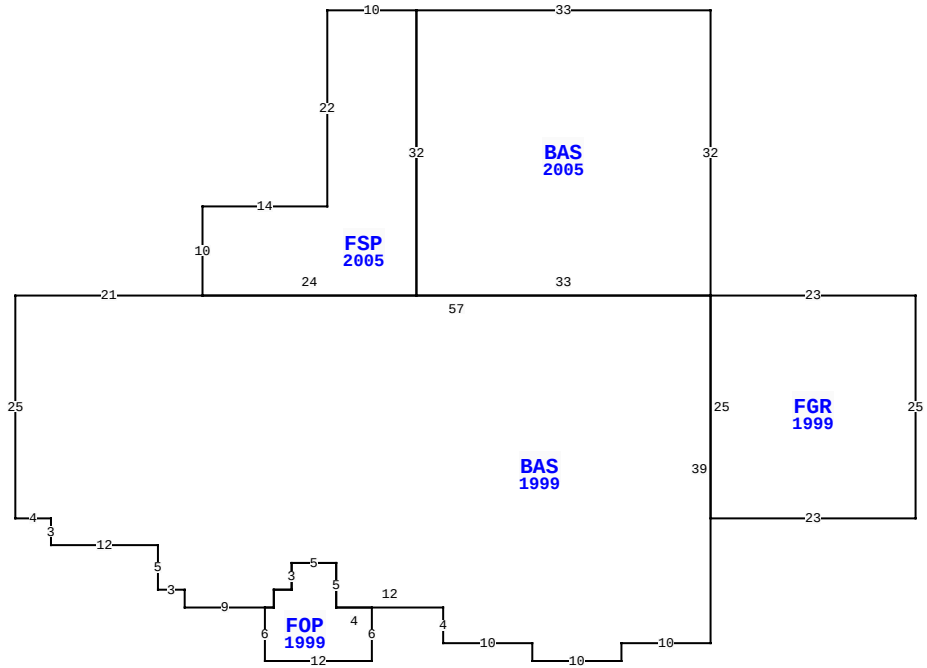
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,711	100	1999	2,711	268,597
BAS	1,056	100	2005	1,056	104,625
FGR	575	55	1999	316	31,308
FOP	101	30	1999	30	2,972
FSP	460	40	2005	184	18,230
TOTALS	4,903			4,297	425,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,297	90.7060	119.73	514,480	1999	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2000 Heated Area: 3767 HX Base Yr 2000



282661 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		480,649
TOTAL MARKET OB/XF VALUE		36,754
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		596,153
SOH/AGL Deduction		254,795
ASSESSED VALUE		341,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,636
TOTAL JUST VALUE		596,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429034	ADDITION	55,224	07/01/2014
M10065	MECH OTHER	0	07/01/2005
R0507750	REPAIR/RRF	7,500	06/01/2005
B14777	SWIM POOL	33,264	01/01/2005
B995758	NEW CONSTR	126,711	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/1102	2/12/2025	WD	U	I	11	100
GRANTOR: GEIGER LORIN L & CORR						
GRANTEE: GEIGER KENNEDY L						
0876/1613	1/22/2999	WD	U	V	07	100
GRANTOR: GEIGER LORIN L						
GRANTEE: GEIGER LORIN L & CO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W23 BAS=[YR=2005] N32 W33 FSP=[YR=2005] W10 S22 W14 S10 BAS=[YR=1999] W21 S25 E4 S3 E12 S5 E3 S2 E9 FOP=[YR=1999] S6 E12 N6 W4 N5 W5 S3 W2 S2 W1$ E1 N2 E2 N3 E5 S5 E12 S4 E10 S2 E10 N2 E10 N39 W57$ E24 N32$ S32 E33$ S25 E23 N25 $.

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1999	1999	3	20	1,008	
2	0810	CONCRETE A	0	100	0	0	1,018.00	SF	6.50	6.50	100	1999	1999	3	75	4,963	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
4	0861	POOL GUNIT	0	100	0	0	520.00	SF	85.00	85.00	100	2005	2005	3	36	15,912	
5	0851	PATIO STON	0	100	0	0	2,328.00	SF	0.75	0.75	100	2006	2006	3	86	1,502	
6	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2005	2005	3	36	2,851	
7	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	2004	2004	3	83	2,935	
8	0803	ASPHALT C	0	100	0	0	4,063.00	SF	2.00	2.00	100	2003	2003	3	50	4,063	
9	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2014	2014	3	94	440	

LAND DESCRIPTION

TOTAL OB/XF 36,754

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	100	0006	OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,750							

REVIEW DATE 10/23/2019 BY TWA Total Acres: 2.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS

IN OR 2767/1102
EX ESMT PT OR 623/1250
EX 3-9

GEIGER LORIN L & CORRY H L/E/
282661 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2025

08-4N-24-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

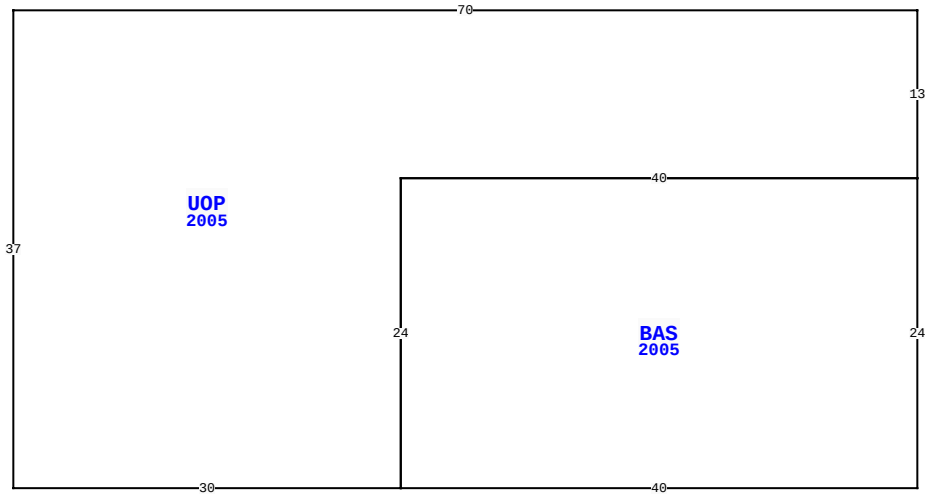
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2005	960	11,437
UOP	1,630	20	2005	326	3,884
TOTALS	2,590			1,286	15,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,286	46.0000	17.02	21,888	2004	2004	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2000 Heated Area: 960 HX Base Yr 2000



282661 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		480,649
TOTAL MARKET OB/XF VALUE		36,754
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		596,153
SOH/AGL Deduction		254,795
ASSESSED VALUE		341,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,636
TOTAL JUST VALUE		596,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/1102	2/12/2025	WD	U	I	11	100
GRANTOR: GEIGER LORIN L & CORR						
GRANTEE: GEIGER KENNEDY L						
0876/1613	1/22/1999	WD	U	V	07	100
GRANTOR: GEIGER LORIN L						
GRANTEE: GEIGER LORIN L & CO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W70 S37 E30 BAS=[YR=2005] E40 N24 W40 S24$ N24 E40 N13$.

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

REVIEW DATE 10/23/2019 BY TWA Total Acres: 2.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS

IN OR 2767/1102
EX ESMT PT OR 623/1250
EX 3-9

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282661 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2025

08-4N-24-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

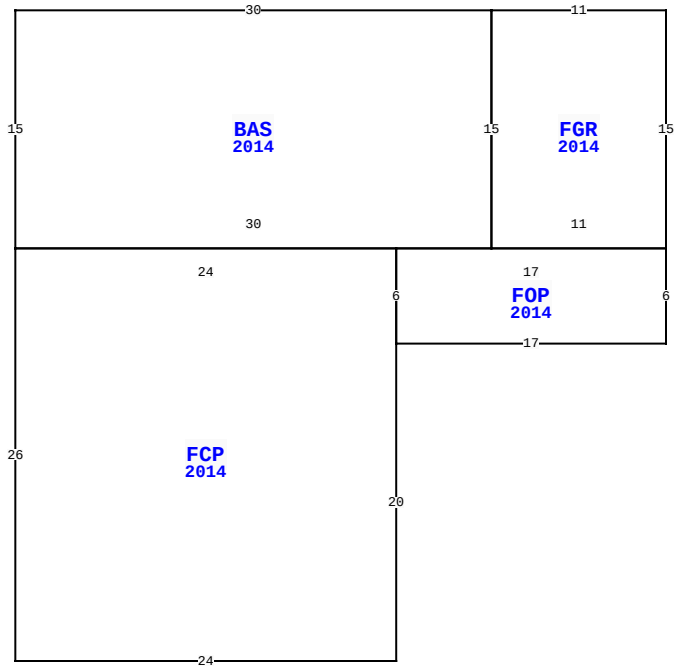
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	450	100	2014	450	24,475
FCP	624	25	2014	156	8,484
FGR	165	55	2014	91	4,949
FOP	102	30	2014	31	1,686
TOTALS	1,341			728	39,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	728	107.8000	57.13	41,591	2014	2014	0	0	0	4.80	95.20

3 ACCESORY U – 100% - 2000 Heated Area: 450 HX Base Yr 2000



282661 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: GEIGER LORIN L & CORR						
GRANTEE: GEIGER KENNEDY L						
0876/1613	1/22/2999	WD	U	V	07	100
GRANTOR: GEIGER LORIN L						
GRANTEE: GEIGER LORIN L & CO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W11 BAS=[YR=2014] W30 S15 FCP=[YR=2014] S26 E24 N20 FOP=[YR=2014] E17 N6 W17 S6$ N6 W24$ E30 N15 $ S15 E11 N15$.

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

REVIEW DATE 10/23/2019 BY TWA Total Acres: 2.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS