



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 13,686 <b>TOTAL LAND VALUE - MARKET</b> 195,000 <b>TOTAL MARKET VALUE</b> 17,386 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 17,386 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 17,386 <b>TOTAL JUST VALUE</b> 208,686 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 204,183											
DOR CODE		6000 PASTURELAND 1																													
MAP NUM		MKT AREA 09																													
NEIGHBORHOOD/LOC		9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
<b>EXTRA FEATURES</b>										KINGS FERRY RD, HILLIARD																					
										BLD DATE		LGL DATE		05/21/2025		MLU															
										XF DATE		LAND DATE		02/10/2025		KBA															
										INC DATE		AG DATE																			
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														
1	0803	ASPHALT C	0	0	0	0	8,250.00	SF	2.00	2.00	100	2004	2004	3	52	8,580															
2	0473	VF 3 RAIL	0	0	0	0	585.00	LF	7.50	7.50	100	2004	2004	3	61	2,676															
3	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2004	2004	3	61	275															
4	1128	BRICK 12"	0	0	0	0	162.00	SF	14.00	14.00	100	2004	2004	3	95	2,155															
<b>TOTAL OB/XF</b>																	13,686														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR							
1	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700														
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000														
<b>REVIEW DATE</b> 07/10/2020 <b>BY</b> TWA Total Acres: 10.00 Total Land Value: 3,700 Market: 195,000 Agricultural: 3,700 Common: 0 <b>PRINTED 07/30/2025 BY SYS</b>																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2767/1108	2/12/2025	WD U		I	11	100			
GRANTOR: GEIGER LORIN LINWOOD									
GRANTEE: GEIGER TRUST									
1609/0891	1/09/2009	QC U		I	11	100			
GRANTOR: GEIGER LORIN LINWOOD									
GRANTEE: GEIGER LORIN LINWOOD									

BUILDING NOTES									

BUILDING DIMENSIONS									