PT OF S1/2
IN OR 686/602 EX 9-11

GEIGER SANDRA/GEIGER JUSTIN
22717 COUNTY ROAD 121
HILLIARD, FL 32046-5443

2025

15-2N-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

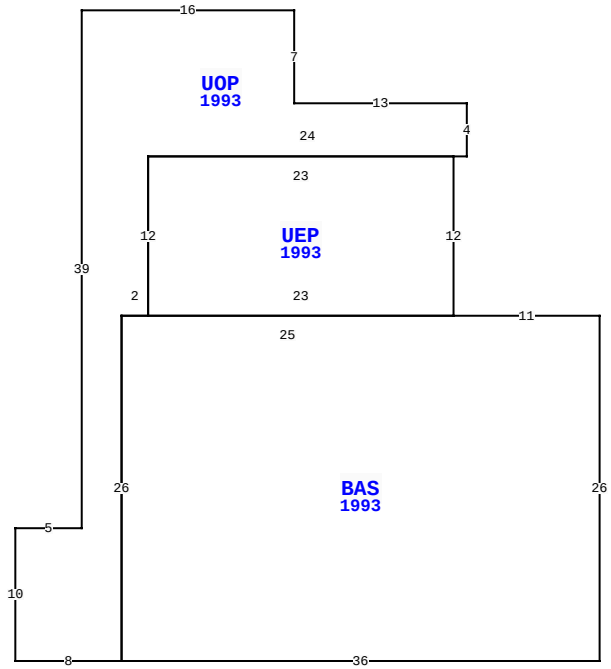
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	81,466
UEP	276	60	1993	166	14,448
UOP	416	20	1993	83	7,224
TOTALS	1,628			1,185	103,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	108.1200	108.12	128,122	1965	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



22725 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	103,138
TOTAL MARKET OB/XF VALUE	14,332
TOTAL LAND VALUE - MARKET	58,050
TOTAL MARKET VALUE	175,520
SOH/AGL Deduction	21,839
ASSESSED VALUE	153,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,681
TOTAL JUST VALUE	175,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006491	MH MOVE-ON	0	10/17/2017
M95949	H/AC	0	02/01/1995
93464	XFOB	10,800	11/11/1993
8921	MH MOVE-ON	33,000	06/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1299	12/04/2023	WD	U	I	11	100
GRANTOR: GEIGER SANDRA						
GRANTEE: GEIGER SANDRA						
0686/0602	8/10/1993	QC	Q	I	01	100
GRANTOR: GEIGER ARTHUR J						
GRANTEE: GEIGER SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W13 N7 W16 S39 W5 S10 E8 BAS=[YR=1993] E36 N26 W11 UEP=[YR=1993] N12 W23 S12 E23$ W25 S26$ N26 E2 N12 E24 N4$.

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	0200	BARN WD 0-	0	0	36	40	1,440.00	SF	20.00	20.00	100	1960	1960	3	20	5,760	
2	0861	POOL GUNIT	0	0	14	22	308.00	SF	85.00	85.00	100	1993	1993	3	20	5,236	
3	0845	KOOL DECK	0	0	0	0	354.00	SF	7.25	7.25	100	1993	1993	3	64	1,643	
4	0812	CONCRETE C	0	0	0	0	2,116.00	SF	4.00	4.00	100	1970	1970	3	20	1,693	

LAND DESCRIPTION

TOTAL OB/XF 14,332

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	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,050							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.29 Total Land Value: 58,050 Market: 0 Agricultural: 0 Common: 58,050 PRINTED 07/30/2025 BY SYS