

PT OF LOTS 33 & 34
IN OR 1852/1361
CORNWALL SURVEY

GEIGER RUSSELL K/GEIGER GLENN R ET AL
172051 BAY RD
HILLIARD, FL 32046

2025

15-3N-23-2020-0033-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

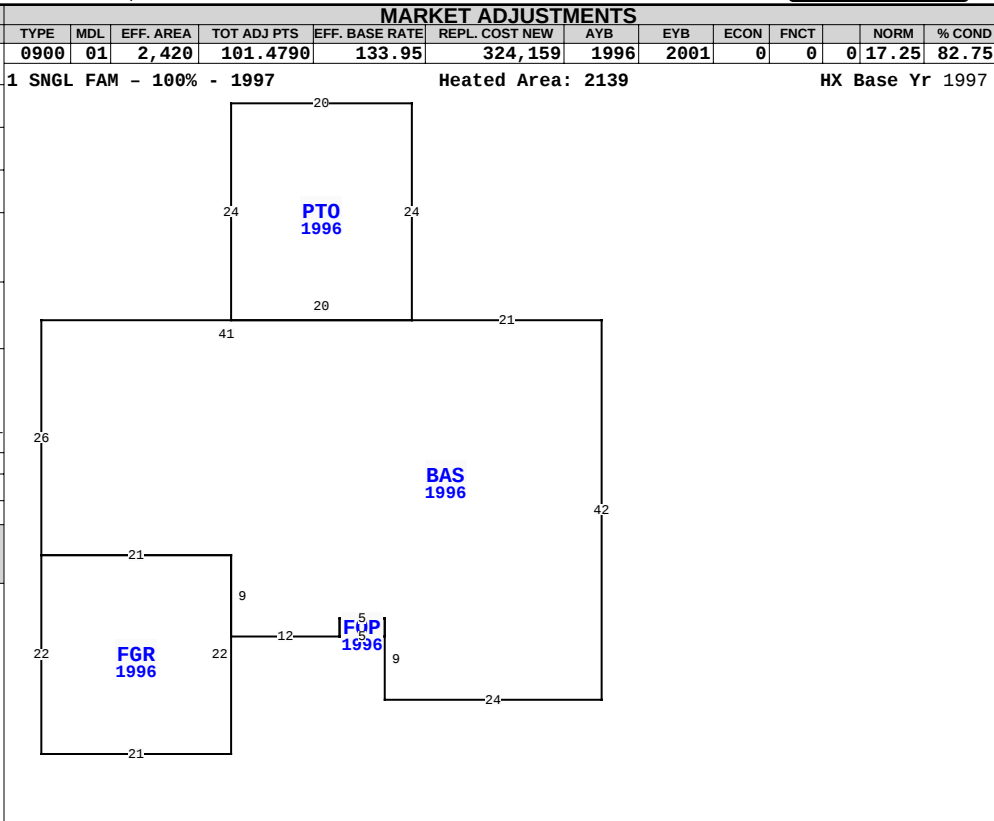
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	1996	2,139	237,094
FGR	462	55	1996	254	28,154
FOP	10	30	1996	3	333
PTO	480	5	1996	24	2,660

TOTALS	3,091			2,420	268,242
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20
4	0510	GARAGE WD-	0	100	42	30	1,260.00	SF	35.00	35.00
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00
6	0803	ASPHALT C	0	100	0	0	2,200.00	SF	2.00	2.00
7	0473	VF 3 RAIL	0	100	0	0	800.00	LF	3.75	3.75
8	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF										
26,410										

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,242	
TOTAL MARKET OB/XF VALUE		26,410	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		364,652	
SOH/AGL Deduction		201,663	
ASSESSED VALUE		162,989	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		112,267	
TOTAL JUST VALUE		364,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006880	REPAIR/RRF	24,600	05/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/1361	4/24/2013	WD	U	I	30	30,000
GRANTOR: GEIGER RUSSELL K						
GRANTEE: GEIGER RUSSELL K ET						
1742/1092	3/26/2010	WD	U	I	30	100
GRANTOR: GEIGER JULIA						
GRANTEE: GEIGER RUSSELL K						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1996] W21 PTO=[YR=1996] N24 W20 S24 E20\$ W41 S26 FGR=[YR=1996] S22 E21 N22 W21\$ E21 S9 E12 FOP=[YR=1996] E5 N2 W5 S2\$ N2 E5 S9 E24 N42\$.										