PT SW1/4 IN OR 2309/1183

DOWDY THOMAS S & ROBIN LYNN
37101 BURGESS GEIGER RD
HILLIARD, FL 32046

2025

15-3N-24-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

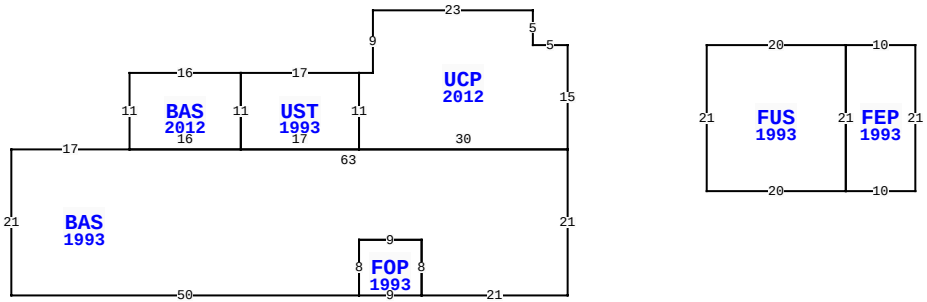
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1993	1,608	126,169
BAS	176	100	2012	176	13,810
FEP	210	80	1993	168	13,182
FOP	72	30	1993	22	1,726
FUS	420	100	1993	420	32,954
UCP	557	20	2012	111	8,710
UST	187	45	1993	84	6,591
TOTALS	3,230			2,589	203,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,589	99.1680	99.17	256,751	1967	1980	0	0	0	20.88	79.12

1 SINGLE FAM – 100% - 2020 Heated Area: 2204 HX Base Yr 2020



37101 BURGESS GEIGER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,141
TOTAL MARKET OB/XF VALUE		29,169
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		311,060
SOH/AGL Deduction		167,708
ASSESSED VALUE		143,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,630
TOTAL JUST VALUE		311,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006556	REPAIR/RRF	12,456	06/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1183	10/03/2019	WD	U	I	11	100
GRANTOR: PERKINS RYAN & JENNIF						
GRANTEE: DOWDY THOMAS SCOTT						
2305/0170	9/19/2019	WD	Q	I	01	214,900
GRANTOR: PERKINS RYAN & JENNIF						
GRANTEE: DOWDY THOMAS S & RO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2012] W5 N5 W23 S9 W2 UST=[YR=1993] W17 BAS=[YR=2012] W16 S11 BAS=[YR=1993] W17 S21 E50 FOP=[YR=1993] E9 N8 W9 S8$ N8 E9 S8 E21 N21 W63 $E16 N11$ S11 E17 N11$ S11 E30 N15$ PTR=E20 FUS=[YR=1993] E20 FEP=[YR=1993] E10 S21 W10 N21$ S21 W20 N21$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1967	1967	3	28	980	
2	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1967	1967	3	20	288	
3	0861	POOL GUNIT	0	100	22	14	308.00	SF	85.00	85.00	100	2014	2014	3	71	18,588	
4	0845	KOOL DECK	0	100	0	0	848.00	SF	7.25	7.25	100	2014	2014	3	94	5,779	
5	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2014	2014	3	85	979	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	
7	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2014	2014	3	71	2,045	

LAND DESCRIPTION

TOTAL OB/XF 29,169

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

REVIEW DATE 11/07/2019 BY TWX Total Acres: 2.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS