LOT 11
SAPPS SUB PB 5/18

GEIGER FREDDIE L & LINDA J VANZANT L/E/
37145 ALICE STREET
HILLIARD, FL 32046

2025

15-3N-24-2560-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

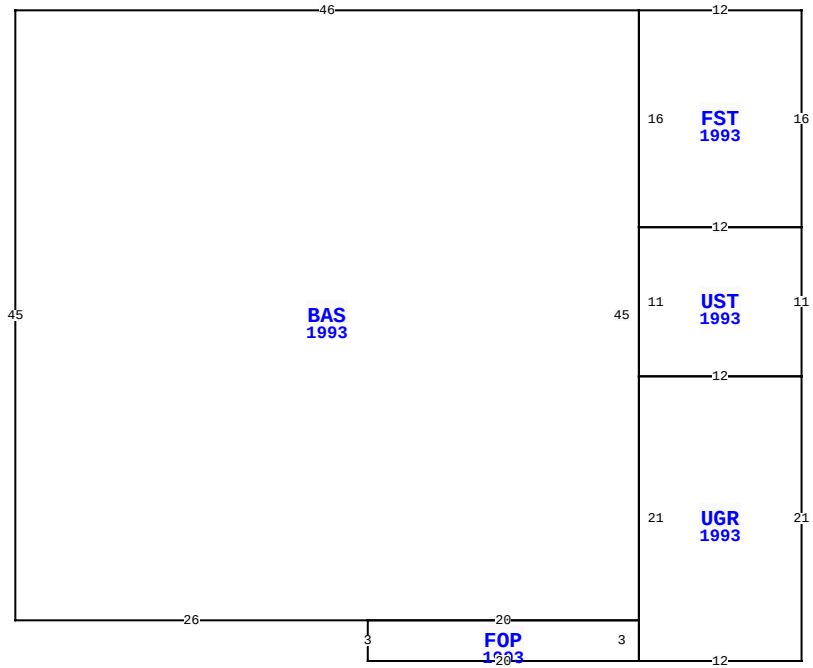
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,070	100	1993	2,070	265,774
FOP	60	30	1993	18	2,311
FST	192	55	1993	106	13,610
UGR	252	45	1993	113	14,508
UST	132	45	1993	59	7,575
TOTALS	2,706			2,366	303,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	136.4748	180.15	426,235	1964	1984	0	0	0	28.73	71.27

1 SNGL FAM – 0% - 2025 Heated Area: 2070 HX Base Yr



37145 ALICE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,778
TOTAL MARKET OB/XF VALUE	9,185
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	337,963
SOH/AGL Deduction	0
ASSESSED VALUE	337,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,963
TOTAL JUST VALUE	337,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94883	XFOB	9,792	03/01/1994
4395	REMODEL	1,030	07/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/456	7/23/2025	LE	U	I	11	100
GRANTOR: GEIGER FREDDIE L & LI						
GRANTEE: ARFLIN EVA KAY						
2768/929	2/12/2025	WD	Q	I	02	355,000
GRANTOR: FRULAND JOHN & JUDY						
GRANTEE: GEIGER FREDDIE L &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W46 S45 E26 FOP=[YR=1993] S3E20 UGR=[YR=1993] E12 N21 UST=[YR=1993] N11 W12 S11 E12$ W12 S21$ N3 W20$ E20 N45$ S16 E12 N16$.

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	0811	CONCRETE B	0	0	0	0	519.00	SF	5.20	5.20	100	1980	1980	3	30	810	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1985	1985	3	20	384	
4	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1994	1994	3	20	4,032	
5	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1994	1994	3	20	864	
6	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	2000	2000	3	27	1,555	

LAND DESCRIPTION

TOTAL OB/XF 9,185

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	0006	RS-E	210.00	210.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/30/2025 BY SYS