LOTS 6 7 8 & 9 BEING PARCEL 1 IN
ESMT OR 1512/156 & ESMT OR 1512/
& LOTS 10 23 24 25 & 26 BEING PA

GEIGER RICHARD A & KRISTIN C
PO BOX 206
HILLIARD, FL 32046

2025

16-3N-23-2020-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

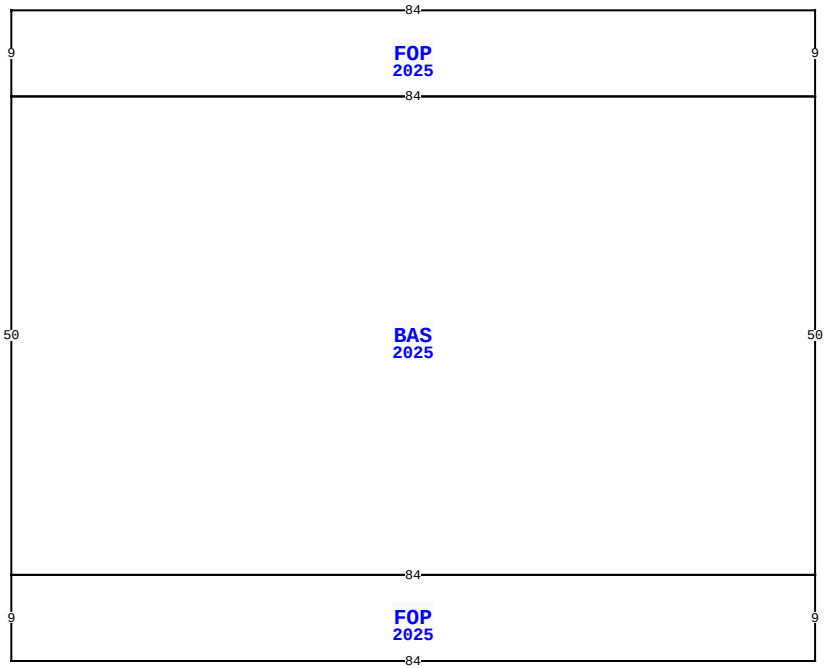
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,200	100	2025	4,200	437,682
FOP	756	30	2025	227	23,656
FOP	756	30	2025	227	23,656
TOTALS	5,712			4,654	484,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,654	78.9480	104.21	484,993	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 4200 HX Base Yr 2025



17303 FLYING G TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		484,993
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		644,500
TOTAL MARKET VALUE		576,683
SOH/AGL Deduction		61,687
ASSESSED VALUE		514,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		464,274
TOTAL JUST VALUE		1,129,493
NCON VALUE		484,993
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009788	REPLACEMENT SFR B	719,441	08/23/2024
230010088	NEW BARNDO	719,441	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1981	2/09/2021	WD	U	I	11	100
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: GEIGER RICHARD A &						
2384/0489	8/14/2020	LE	U	I	11	100
GRANTOR: GEIGER GERNIE C & H V						
GRANTEE: GEIGER RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,0] S50 E84 N50 W84 $
FOP=[YR=2025;ORIG=20,-9] E84 S9 W84 N9 $
FOP=[YR=2025;ORIG=20,50] E84 S9 W84 N9 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	370.00	370.00	12,950							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	48.00	AC		1.00	1.00	1.00	525.00	525.00	25,200							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	190.00	190.00	1,140							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	109.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	599,500							

REVIEW DATE 12/13/2024 BY WW Total Acres: 110.00 Total Land Value: 91,690 Market: 599,500 Agricultural: 46,690 Common: 45,000 PRINTED 07/30/2025 BY SYS