LOTS 11 THRU 14
BEING PARCEL 6 IN OR 2432/1981
CORNWALL SURVEY

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

**2025**

**16-3N-23-2020-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BAY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 340,000 |
| TOTAL MARKET VALUE | 18,823 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 18,823 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 18,823 |
| TOTAL JUST VALUE | 340,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 320,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2432/1981 | 2/09/2021 | WD | U | V | 11 | 100 |
| GRANTOR: GEIGER GERNIE C & HAR | | | | | | |
| GRANTEE: GEIGER RICHARD A & | | | | | | |
| 1790/0271 | 4/13/2012 | WD | U | V | 31 | 29,500 |
| GRANTOR: COGBURN LARRY D | | | | | | |
| GRANTEE: GEIGER GERNIE & HAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 33.50 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 17,588 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 6.50 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 1,235 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 340,000 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 40.00 Total Land Value: 18,823 Market: 340,000 Agricultural: 18,823 Common: 0 PRINTED 07/30/2025 BY SYS