LOT 58
IN OR 2468/1629
CORNWALL SURVEY PBK O/31

GEIGER RICHARD JAKE
458200 OLD DIXIE HWY
HILLIARD, FL 32046

2025

21-3N-24-2020-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

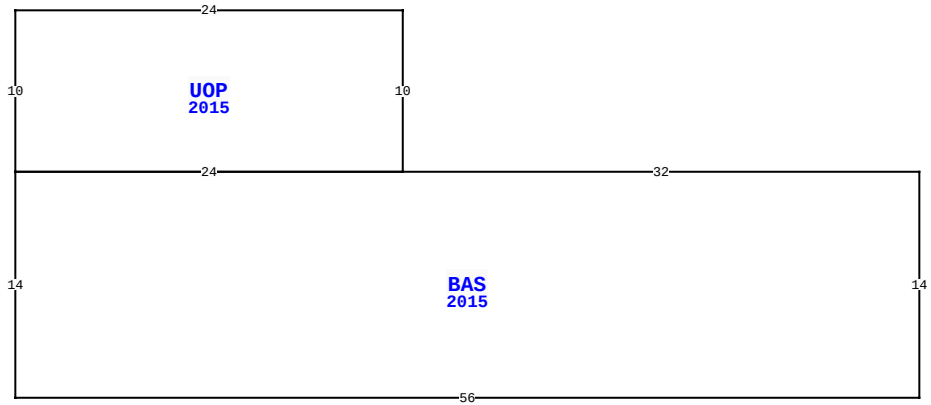
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
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	784	100	2015	784	57,481
UOP	240	25	2015	60	4,399
TOTALS	1,024			844	61,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	844	119.8000	101.83	85,945	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2025 Heated Area: 784 HX Base Yr 2025



458200 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,880
TOTAL MARKET OB/XF VALUE		5,148
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		115,358
SOH/AGL Deduction		0
ASSESSED VALUE		115,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,636
TOTAL JUST VALUE		287,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1629	10/30/2020	WD	U	V	11	100

GRANTOR: GEIGER GERNIE C & HAR

GRANTEE: GEIGER RICHARD JAKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W32 UOP=[YR=2015] N10 W24 S10 E24$ W24 S14 E56 N14$.

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	0351	CARPORT MT	0	100	30	22	660.00	SF	10.00	10.00	100	2018	2018	3	78	5,148	

LAND DESCRIPTION

TOTAL OB/XF 5,148

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	009910	M	MARKET VALUE	0		OR			9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 08/10/2021 BY TWA Total Acres: 10.00 Total Land Value: 48,330 Market: 175,500 Agricultural: 3,330 Common: 45,000 PRINTED 07/30/2025 BY SYS