PT OF LOTS 10 & 11 PAR 10-1
PT OR 2063/1402
DUNNS SURVEY DBK B-10/48

GEIGER ZENOUS RICHARD JR
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2025

22-3N-24-2320-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

US HWY 1, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,033
TOTAL MARKET VALUE	64,033
SOH/AGL Deduction	0
ASSESSED VALUE	64,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,033
TOTAL JUST VALUE	64,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5539	NEW CONSTR	42,400	02/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2063/1402	5/20/2016	WD	U	V	16	50,000
GRANTOR: WEST LAWRENCE W JR						
GRANTEE: GEIGER ZENOUS RICHA						
1517/1293	8/07/2007	TD	U	I	16	25,000
GRANTOR: DAVIS PHIL & TERI TRU						
GRANTEE: WEST LAWRENCE W JR						

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	001020	C	COMM HWY	0		CG	0.00	0.00	85,377.00	SF		1.00	1.00	0.75	1.00	0.75	64,033							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 64,033 Market: 0 Agricultural: 0 Common: 64,033 PRINTED 07/30/2025 BY SYS