

GEIGER ZENOUS RICHARD & KARYN
28714 YELLOW ROSE LANE
HILLIARD, FL 32046

23-4N-23-0000-0007-0040

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

02 WOOD FRAME 100

0 0 100
0 100

03 Quality Level 03

6000 PASTURELAND 1

MKT AREA09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,51210020081,51272,300

UOP160252017401,913

TOTALS1,6721,55274,213

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200220023852,975

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSPUNITYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1005000CAGRICULTURAL00005OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

2006005APASTURE - GR0OR0.000.006.71AC1.001.001.00370.00370.002,483

3009910MMARKET VALUE0OR0.000.006.71AC1.001.001.0019,500.0019,500.00130,845

REVIEW DATE02/15/2024BYKBA

Total Acres: 7.71Total Land Value: 47,483Market: 130,845Agricultural: 2,483Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,552117.200099.62154,610200220020052.0048.00

1 M/H 94+ - 0% - 0Heated Area: 1512HX Base Yr

BAS2008

UOP2017

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/202511/18/2024MLUKBA

28341 CHARITY LN, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE74,213

TOTAL MARKET OB/XF VALUE2,975

TOTAL LAND VALUE - MARKET175,845

TOTAL MARKET VALUE124,671

SOH/AGL Deduction17,743

ASSESSED VALUE106,928

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE106,928

TOTAL JUST VALUE253,033

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE228,710

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1620/19595/14/2009WDUUI1295,000

GRANTOR: BURKETT GRADY F III &

GRANTEE: GEIGER ZENOUS RICHA

1313/13735/02/2005WDQV06100

GRANTOR: MULLINIKS BILL

GRANTEE: BURKETT GRADY F III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S27 E56 N5 UOP=[YR=2017] E10 N16 W10 S16\$ N22\$.