PT OF LOTS 15 & 16 (S-1)
IN OR 1434/406
CORNWALL SURVEY

YANCEY JACOB M
27523 GEIGER ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

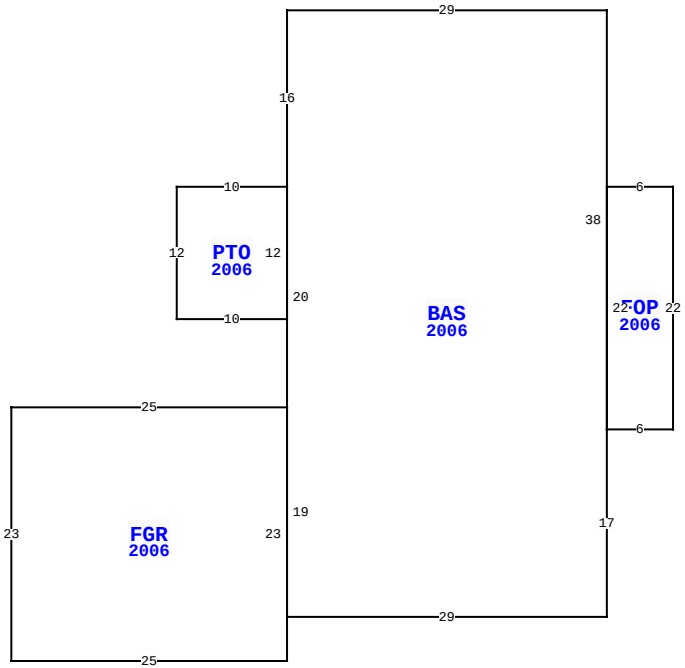
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	2006	1,595	181,895
FGR	575	55	2006	316	36,037
FOP	132	30	2006	40	4,562
PTO	120	5	2006	6	684
TOTALS	2,422			1,957	223,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	125.3224	125.32	245,251	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1595 HX Base Yr 2007



27523 GEIGER RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,178
TOTAL MARKET OB/XF VALUE		4,038
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		272,216
SOH/AGL Deduction		146,968
ASSESSED VALUE		125,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,526
TOTAL JUST VALUE		272,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11181	MECH OTHER	0	03/01/2006
C16744	CO ISSUED	130,000	01/01/2006
E16550	ELEC OTHER	5,500	01/01/2006
P10636	OTHER	0	01/01/2006
B16744	NEW CONSTR	130,000	01/01/2006
R08655	REPAIR/RRF	3,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/0406	8/02/2006	WD	Q	I		196,000
GRANTOR: GEIGER M SUE						
GRANTEE: YANCEY JACOB M						
1158/0059	7/30/2003	WD	Q	V	01	100
GRANTOR: GEIGER ROBERT R SR						
GRANTEE: GEIGER M SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 S16 PTO=[YR=2006] W10 S12 E10 N12$ S20 FGR=[YR=2006] W25 S23 E25 N23$ S19 E29 N17 FOP=[YR=2006] E6 N22 W6 S22$ N38$.

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	0811	CONCRETE B	0	100	0	0	903.00	SF	5.20	5.20	100	2006	2006	3	86	4,038	

LAND DESCRIPTION

TOTAL OB/XF 4,038

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS