PT OF LOTS 15 & 16
IN OR 1292/425
CORNWALL SURVEY

MOSLEY RYAN A & ANGELA
27582 GEIGER ROAD
HILLIARD, FL 32046

2025

25-4N-23-2020-0015-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

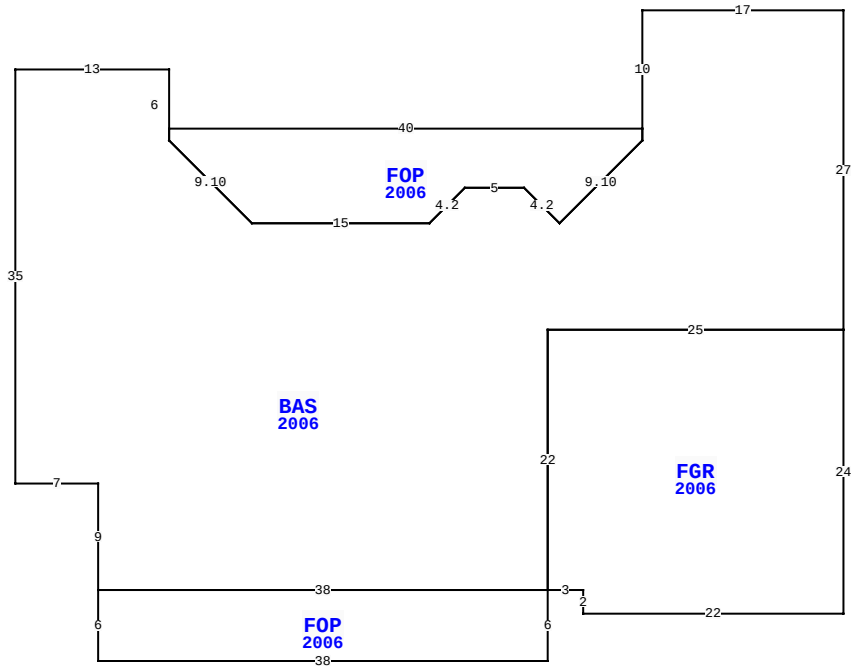
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,105	100	2006	2,105	308,404
FGR	594	55	2006	327	47,909
FOP	228	30	2006	68	9,963
FOP	247	30	2006	74	10,842
TOTALS	3,174			2,574	377,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,574	121.9680	161.00	414,414	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2105 HX Base Yr 2007



27582 GEIGER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,117
TOTAL MARKET OB/XF VALUE		54,409
TOTAL LAND VALUE - MARKET		104,400
TOTAL MARKET VALUE		535,926
SOH/AGL Deduction		270,902
ASSESSED VALUE		265,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,302
TOTAL JUST VALUE		535,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001691	SWIM POOL	40,000	03/01/2018
M11000	TANKS/BLRS	0	02/01/2006
P10325	OTHER	0	11/01/2005
C16113	CO ISSUED	160,416	09/01/2005
B16113	NEW CONSTR	160,416	09/01/2005
E15839	ELEC OTHER	4,800	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0425	2/02/2005	WD	Q	V		62,900

GRANTOR: GEIGER ROBERT R SR &

GRANTEE: MOSLEY RYAN A & ANG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 S10 FOP=[YR=2006] W40 S1 D7 R7 E15 U3 R3 E5 D3 R3 R7 U7 N1$ S1 D7 L7 L3 U3 W5 L3 D3 W15 L7 U7 N6 W13 S35 E7 S9 FOP=[YR=2006] S6 E38 N6 W38$ E38 FGR=[YR=2006] E3 S2 E22 N24 W25 S22$ N22 E25 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	1127	BRICK 8"	0	100	0	0	39.00	SF	11.00	11.00	100	2006	2006	3	96	412	
3	0811	CONCRETE B	0	100	0	0	933.00	SF	5.20	5.20	100	2006	2006	3	86	4,172	
4	0510	GARAGE WD-	0	100	24	25	600.00	SF	35.00	35.00	100	2007	2007	3	44	9,240	
5	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	2018	2018	3	84	22,277	
6	0855	CONC PAVER	0	100	0	0	648.00	SF	10.00	10.00	100	2018	2018	3	97	6,286	
7	0810	CONCRETE A	0	100	51	3	153.00	SF	6.50	6.50	100	2018	2018	3	97	965	
8	0680	POLE SHED	0	100	38	22	836.00	SF	10.00	10.00	100	2024	2022		95	7,942	

LAND DESCRIPTION

TOTAL OB/XF 54,409

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	3.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,400							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 3.48 Total Land Value: 104,400 Market: 0 Agricultural: 0 Common: 104,400 PRINTED 07/30/2025 BY SYS