LOT 53
IN OR 2702/1893 AS TO PARCEL A
(EX PT R/W IN OR 1679/916 &

GEIGER ZENOUS RICHARD JR & KARYN A
PO BOX 1050
HILLIARD, FL 32046

2025

25-4N-23-2020-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

FRANKLIN 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,060
TOTAL MARKET VALUE	99,060
SOH/AGL Deduction	0
ASSESSED VALUE	99,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,060
TOTAL JUST VALUE	99,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2702/1893	3/04/2024	WD	U	V	16	100,000
GRANTOR: BELL DANIEL WAYNE						
GRANTEE: GEIGER ZENOUS RICHA						
2571/1869	6/10/2022	WD	U	V	30	525,000
GRANTOR: GEIGER RICHARD L						
GRANTEE: BELL DANIEL WAYNE &						

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	000100	C	RES	0		OR			5.08	AC		1.00	1.00	1.00	19,500.00	19,500.00	99,060							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 5.08 Total Land Value: 99,060 Market: 0 Agricultural: 0 Common: 99,060 PRINTED 07/30/2025 BY SYS