

PT N1/2 OF SEC 29-2N-24E & PT
OF S1/2 OF SEC 20-2N-24E IN
OR 2125/650 BEING PARCEL "B"

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

2025

29-2N-24-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1993	1,444	86,945
FOP	40	30	1993	12	723
FOP	378	30	1993	113	6,804
FST	198	55	1993	109	6,563
UGR	440	45	1993	198	11,922

TOTALS	2,500			1,876	112,956
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0	0	60	35	2,100.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	OTHER ADJUSTMENTS AND NOTES
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC	
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	191.33	AC	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	191.33	AC	

REVIEW DATE	01/14/2021	BY	WWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,876	94.0800	94.08	176,494	1954	1954	0	0	0	36.00	64.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1444 HX Base Yr													

35184 DADDY RABBIT LN, CALLAHAN				BLD DATE					LGL DATE	05/21/2025	MLU
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
01/17/2025	KBA										
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700		
2,100.00	SF	15.00	15.00	100	2019	2019	3	87	27,405		

TOTAL OB/XF													
28,105													

Total Acres:	192.33	Total Land Value:	115,792	Market:	573,990	Agricultural:	70,792
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	112,956		
TOTAL MARKET OB/XF VALUE	28,105		
TOTAL LAND VALUE - MARKET	618,990		
TOTAL MARKET VALUE	256,853		
SOH/AGL Deduction	32,674		
ASSESSED VALUE	224,179		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	224,179		
TOTAL JUST VALUE	760,051		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	645,107		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0650	4/26/2017	WD	U	I	12	1,743,100
GRANTOR: FNB SOUTH						
GRANTEE: ZENOUS RICHARD GEIG						
2042/0470	4/12/2016	WD	U	V	12	1,500,000
GRANTOR: WRIGHT NASSAU COUNTY						
GRANTEE: FNB SOUTH						

BUILDING NOTES													

BUILDING DIMENSIONS													
UGR=[YR=1993] W22 FOP=[YR=1993] W8 S5 BAS=[YR=1993] W80 S15 E15 S4 E31 FOP=[YR=1993] S5 E42 FST=[YR=1993] E22 N9 W22 S9\$ N9 W42 S4\$ N4 E42 N15 W8\$ E8 N5\$ S20 E22 N20\$.													

OTHER ADJUSTMENTS AND NOTES													

Common:	45,000	PRINTED 07/30/2025 BY SYS
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