

PT NW1/4 OF SE1/4 OF  
SEC 33-3N-23E BEING ONLY PT  
LYING S OF TOMLINSON RD & W OF

GEIGER WALTER WILLIAM  
26252 CR 121  
HILLIARD, FL 32046

2025

33-3N-23-0000-0004-0030



| BUILDING CHARACTERISTICS      |                  |              |                      |              |                      | MARKET ADJUSTMENTS |       |                |             |                |                |               |        |                 |            |                |                   | NASSAU COUNTY PROPERTY      |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------|------------------|--------------|----------------------|--------------|----------------------|--------------------|-------|----------------|-------------|----------------|----------------|---------------|--------|-----------------|------------|----------------|-------------------|-----------------------------|-----------|---------|------|--------|------------|--------|--|--|--|--|--|----------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                       | CD               | CONSTRUCTION |                      |              |                      | TYPE               | MDL   | EFF. AREA      | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB           | EYB    | ECON            | FNCT       | NORM           | % COND            | PAGE 1 of 1                 |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | VALUATION BY                |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | Tax Group: 4                |           |         |      |        |            |        |  |  |  |  |  | STANDARD |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | Tax Dist:                   |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | BUILDING MARKET VALUE       |           |         |      |        |            |        |  |  |  |  |  | 0        |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | TOTAL MARKET OB/XF VALUE    |           |         |      |        |            |        |  |  |  |  |  | 10,886   |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | TOTAL LAND VALUE - MARKET   |           |         |      |        |            |        |  |  |  |  |  | 256,505  |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | TOTAL MARKET VALUE          |           |         |      |        |            |        |  |  |  |  |  | 16,903   |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | SOH/AGL Deduction           |           |         |      |        |            |        |  |  |  |  |  | 6,466    |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | ASSESSED VALUE              |           |         |      |        |            |        |  |  |  |  |  | 10,437   |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   | TOTAL EXEMPTION VALUE       |           |         |      |        |            |        |  |  |  |  |  | 0        |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                      |                  |              |                      |              |                      | 6000               |       |                |             |                |                | PASTURELAND 1 |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 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                        |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                |                  |              |                      |              |                      | CR 121, HILLIARD   |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| L N                           | 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                             | 0681             | POLE SHED    | 0 0                  | 48 42        | 2,016.00             | SF                 | 15.00 | 15.00          | 100         | 2005           | 2005           | 3             | 36     | 10,886          |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                | SALES DATA        |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                | OFF RECORD Number | DATE                        | TYPE INST | Q U     | V I  | RSN CD | SALE PRICE |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING NOTES                |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS           |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION              |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| L N                           | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE           | FRONT | DEPTH          | TOT LND UTS | UNIT TYPE      | D T            | DPTH FACT     | % COND | TOT ADJ         | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE        | OTHER ADJUSTMENTS AND NOTES | YEAR      | DENSITY | DECL | FRZ    | YR         | CONSRV |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 1                             | 006000           | A            | PASTURE - HA         | 0            |                      | OR                 | 0.00  | 0.00           | 14.75       | AC             |                | 1.00          | 1.00   | 1.00            | 370.00     | 370.00         | 5,458             |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 2                             | 005902           | A            | HARDWOOD SI          | 0            |                      | OR                 | 0.00  | 0.00           | 2.94        | AC             |                | 1.00          | 1.00   | 1.00            | 190.00     | 190.00         | 559               |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| 3                             | 009910           | M            | MARKET VALUE         | 0            |                      | OR                 | 0.00  | 0.00           | 17.69       | AC             |                | 1.00          | 1.00   | 1.00            | 14,500.00  | 14,500.00      | 256,505           |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                | TOTAL OB/XF       |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                | 10,886            |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
|                               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/26/2023 BY WWA |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Total Acres: 17.69            |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Total Land Value: 6,017       |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Market: 256,505               |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Agricultural: 6,017           |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| Common: 0                     |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |
| PRINTED 07/30/2025 BY SYS     |                  |              |                      |              |                      |                    |       |                |             |                |                |               |        |                 |            |                |                   |                             |           |         |      |        |            |        |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  |  |  |