PT GOVT LOTS 3 & 6 OF
36-4N-23E IN OR 657/136

FRANKLIN KENNETH DALE
27196 GEIGER ROAD
HILLIARD, FL 32046

2025

36-4N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

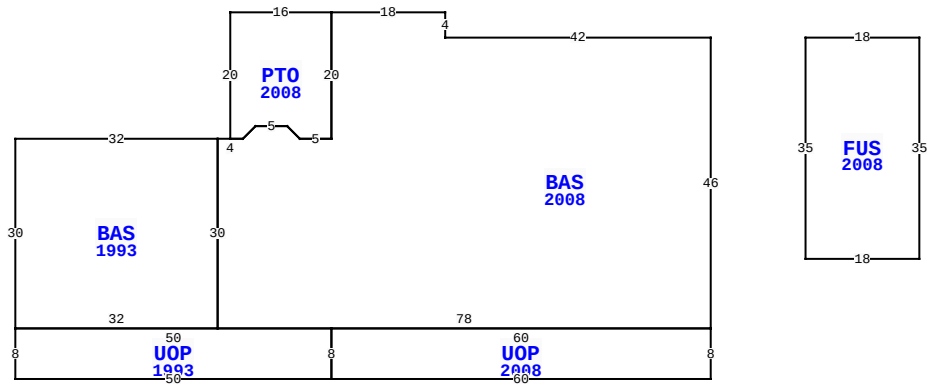
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	960	100	1993	960	93,787
BAS	3,386	100	2008	3,386	330,795
FUS	630	100	2008	630	61,548
PTO	306	5	2008	15	1,465
UOP	400	20	1993	80	7,816
UOP	480	20	2008	96	9,379
TOTALS	6,162			5,167	504,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,167	107.9485	107.95	557,778	1993	2005	0	0	0	9.50	90.50

2 SINGLE FAM – 100% - 2025 Heated Area: 4976 HX Base Yr 2025



27196 GEIGER RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		504,789
TOTAL MARKET OB/XF VALUE		24,803
TOTAL LAND VALUE - MARKET		76,050
TOTAL MARKET VALUE		605,642
SOH/AGL Deduction		0
ASSESSED VALUE		605,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		554,920
TOTAL JUST VALUE		605,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2728/179	7/25/2024	QC	U	I	11	100
GRANTOR: HADDOCK BRANDI D						
GRANTEE: FRANKLIN KENNETH DA						
2556/0843	4/18/2022	QC	U	I	11	120,000
GRANTOR: FRANKLIN KENNETH						
GRANTEE: HADDOCK BRANDI D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W42 N4 W18 PTO=[YR=2008] W16 S20 E2 R2 U2 E5 D2 R2 E5 N20 $ S20 W5 L2 U2 W5 D2 L2 W4 BAS=[YR=1993] W32 S30 UOP=[YR=1993] S8 E50 UOP=[YR=2008] E60 N8 W60 S8 $ N8 W50 $ E32 N30 $ S30 E78 N46 $ PTR= E15 FUS=[YR=2008] E18 S35 W18 N35 $ W15 $.

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1985	1985	3	20	257	
2	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	1985	1985	3	20	216	
3	0861	POOL GUNIT	0	100	33	15	495.00	SF	85.00	85.00	100	1992	1992	3	20	8,415	
4	0845	KOOL DECK	0	100	48	3	294.00	SF	7.25	7.25	100	1992	1992	3	62	1,322	
5	0812	CONCRETE C	0	100	0	0	1,143.00	SF	4.00	4.00	100	2004	2004	3	83	3,795	
6	0940	SHEDS/PORT	0	100	10	24	240.00	SF	15.00	15.00	100	1995	1995	3	20	720	
7	0755	FSP	0	100	16	26	416.00	SF	20.00	20.00	100	2004	2004	3	21	1,747	
8	0680	POLE SHED	0	100	8	10	80.00	SF	10.00	10.00	100	2004	2004	3	32	256	
9	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	2004	2004	3	32	1,152	
10	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	2004	2004	3	32	960	

TOTAL OB/XF 18,840

LAND DESCRIPTION

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	0005	OR	0.00	0.00	1.69	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,050							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.69 Total Land Value: 76,050 Market: 0 Agricultural: 0 Common: 76,050 PRINTED 07/30/2025 BY SYS

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NEIGHBORHOOD/LOC	9001.00		

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0940	SHEDS/PORT	0	100	10	24	240.00	SF	21.30	21.30	100	2004	2004	3	21	1,074	
12	0681	POLE SHED	0	100	14	24	336.00	SF	15.00	15.00	100	2004	2004	3	32	1,613	
13	0350	CARPORT WD	0	100	0	0	1,200.00	SF	13.00	13.00	100	2004	2004	3	21	3,276	

LAND DESCRIPTION

TOTAL OB/XF 5,963

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

REVIEW DATE 10/31/2019 BY TWA Total Acres: 1.69 Total Land Value: 76,050 Market: 0 Agricultural: 0 Common: 76,050 PRINTED 07/30/2025 BY SYS