PT LOT 2 & N1/2 OF LOT 3
IN OR 2799/1652
CORNWALL SURVEY SUB

CHALLET CAITLIN A & KEITH
27359 GEIGER RD
HILLIARD, FL 32046

2025

36-4N-23-2020-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

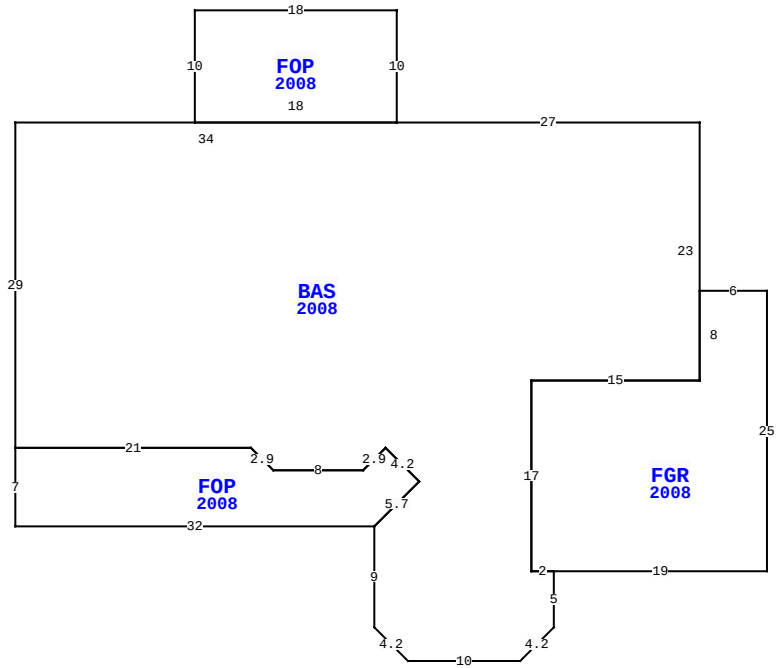
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,957	100	2008	1,957	245,521
FGR	405	55	2008	223	27,977
FOP	180	30	2008	54	6,775
FOP	220	30	2008	66	8,281
TOTALS	2,762			2,300	288,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,300	102.7530	135.63	311,949	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1957 HX Base Yr



BLD DATE	01/02/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

27359 GEIGER RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	321,313
TOTAL MARKET OB/XF VALUE	62,098
TOTAL LAND VALUE - MARKET	219,375
TOTAL MARKET VALUE	602,786
SOH/AGL Deduction	106,100
ASSESSED VALUE	496,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	496,686
TOTAL JUST VALUE	602,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20737	CO ISSUED	200,000	11/01/2007
B20737	NEW CONSTR	200,000	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1652	7/08/2025	SW	Q	I	01	675,000
GRANTOR: 27359 GEIGER RD LAND						
GRANTEE: CHALLET CAITLIN A &						
2774/1931	3/17/2025	CT	U	I	18	365,100
GRANTOR: CLERK OF COURT						
GRANTEE: 27359 GEIGER RD LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W27 FOP=[YR=2008] N10 W18 S10 E18$ W34 S29 FOP=[YR=2008] S7 E32 U4 R4 U3 L3 D2 L2 W8 U2 L2 W21$ E21 D2 R2 E8 U2 R2 D3 R3 D4 L4 S9 D3 R3 E10 U3 R3 N5 FGR=[YR=2008] E19 N25 W6 S8 W15 S17 E2$ W2 N17 E15 N23$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0812	CONCRETE C	0	0	0	0	2,214.00	SF	4.00	4.00	100	2008	2008	3	88	7,793	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	40	1,920	
4	0681	POLE SHED	0	0	98	40	3,920.00	SF	15.00	15.00	100	2013	2013	3	68	39,984	
5	0812	CONCRETE C	0	0	40	60	2,400.00	SF	4.00	4.00	100	2017	2017	3	96	9,216	

LAND DESCRIPTION

TOTAL OB/XF 62,098

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	0		OR	0.00	0.00	11.25	AC		1.00	1.00	1.00	15,500.00	15,500.00	174,375							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 12.25 Total Land Value: 219,375 Market: 0 Agricultural: 0 Common: 219,375 PRINTED 07/30/2025 BY SYS

PT LOT 2 & N1/2 OF LOT 3
IN OR 2799/1652
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2025

36-4N-23-2020-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

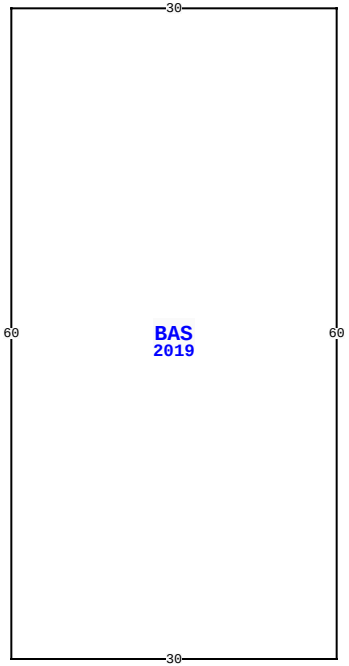
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2019	1,800	32,760
TOTALS	1,800			1,800	32,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	52.9000	19.57	35,226	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 0% - 0 Heated Area: 1800 HX Base Yr



27359 GEIGER RD, HILLIARD

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XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE	602,786
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PREVIOUS YEAR MKT VALUE	569,141

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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2774/1931	3/17/2025	CT	U	I	18	365,100
GRANTOR: CLERK OF COURT						
GRANTEE: 27359 GEIGER RD LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S60 E30 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/31/2019 BY TWA Total Acres: 12.25 Total Land Value: 219,375 Market: 0 Agricultural: 0 Common: 219,375 PRINTED 07/30/2025 BY SYS