PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 892/2023
(EX UTIL ESMT IN OR 347/787)

GEIGER GEORGE W JR & VIVIAN E
86156 SHADY OAK DRIVE
YULEE, FL 32097

2025

38-2N-27-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

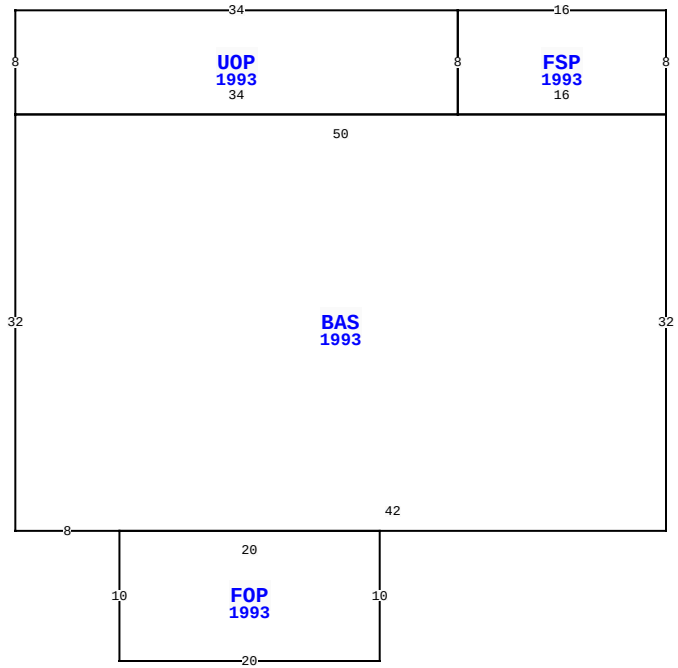
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	135,378
FOP	200	30	1993	60	5,077
FSP	128	40	1993	51	4,316
UOP	272	20	1993	54	4,569
TOTALS	2,200			1,765	149,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	103.5000	103.50	182,678	1980	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 0 Heated Area: 1600 HX Base Yr 1972



86156 SHADY OAK DR, YULEE

BLD DATE	08/12/2020	KKX	LGL DATE	
XF DATE	08/12/2020	KKX	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,140
TOTAL MARKET OB/XF VALUE		15,176
TOTAL LAND VALUE - MARKET		3,299,700
TOTAL MARKET VALUE		262,222
SOH/AGL Deduction		147,701
ASSESSED VALUE		114,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,799
TOTAL JUST VALUE		3,469,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,268,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429046	NEW CONSTR	85,000	07/01/2014
95D287	REPAIR/RRF	1,280	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0892/2023	7/28/1999	WD	Q	I	01	100
GRANTOR: GEIGER GEORGE W JR &						
GRANTEE: GEIGER GEORGE JR &						
0347/0266	10/07/1981	WD	Q	V	01	100
GRANTOR: VANZANT HUBERT N						
GRANTEE: VANZANT PATRICIA F						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W16 UOP=[YR=1993] W34 S8 BAS=[YR=1993] S32 E8 FOP=[YR=1993] S10 E20 N10 W20 $ E42 N32 W50 $ E34 N8 $ S8 E16 N8 $.

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	0200	BARN WD 0-	0	100	40	36	1,440.00	SF	10.00	10.00	100	1970	1970	3	20	2,880	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1975	1975	3	20	576	
3	0681	POLE SHED	0	100	37	12	444.00	SF	15.00	15.00	100	2005	2005	3	36	2,398	
4	0200	BARN WD 0-	0	100	43	24	1,032.00	SF	10.00	10.00	100	1960	1960	3	20	2,064	
5	0200	BARN WD 0-	0	100	26	22	572.00	SF	10.00	10.00	100	1960	1960	3	20	1,144	
6	0940	SHEDS/PORT	0	100	8	7	56.00	SF	30.00	30.00	100	1960	1960	3	20	336	
7	0680	POLE SHED	0	100	18	14	252.00	SF	10.00	10.00	100	2014	2014	3	71	1,789	
8	0680	POLE SHED	0	100	12	6	72.00	SF	10.00	10.00	100	2014	2014	3	71	511	
9	0680	POLE SHED	0	100	12	6	72.00	SF	10.00	10.00	100	2014	2014	3	71	511	
10	0430	CL FNC 6B	0	100	0	0	298.00	LF	9.70	9.70	100	2014	2014	3	85	2,457	

TOTAL OB/XF 14,666

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	31.82	AC		1.00	1.00	1.00	190.00	190.00	6,046							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	37.82	AC		1.00	1.00	1.00	85,000.00	85,000.00	3,214,700							

REVIEW DATE 08/03/2020 BY NWA Total Acres: 38.82 Total Land Value: 92,906 Market: 3,214,700 Agricultural: 7,906 Common: 85,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

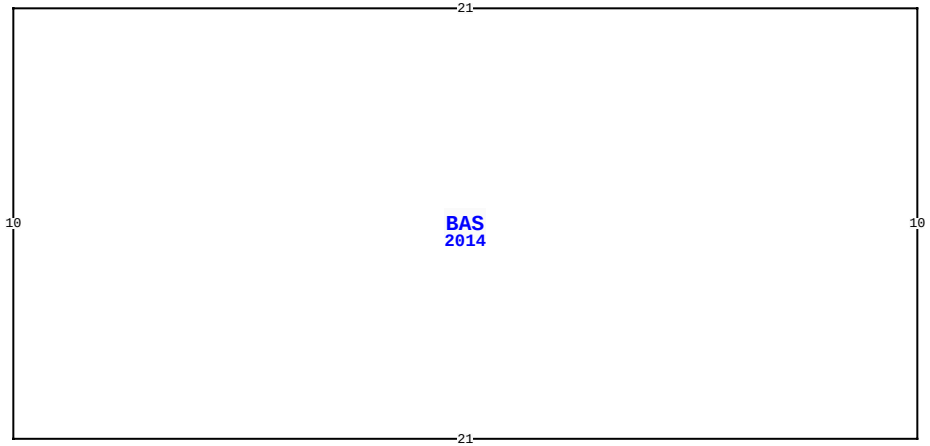
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100	2014	210	4,801
TOTALS	210			210	4,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	210	111.3000	28.94	6,077	2014	2014	0	0	0	21.00	79.00

2 BARNS – 0% - 0 Heated Area: 210 HX Base Yr 1972



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GRANTOR: VANZANT HUBERT N						
GRANTEE: VANZANT PATRICIA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 S10 E21 N10$.

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
11	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	

LAND DESCRIPTION

TOTAL OB/XF 510

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 08/03/2020 BY NWA Total Acres: 38.82 Total Land Value: 92,906 Market: 3,214,700 Agricultural: 7,906 Common: 85,000 PRINTED 07/30/2025 BY SYS