

PT JOHN DIXON GRANT
SEC 45-4N-23E & PT EDWARD
DIXON GRANT SEC 46-4N-23E IN

GEIGER ZENOUS RICHARD & KARYN A
28714 YELLOW ROSE LANE
HILLIARD, FL 32046

2025

45-4N-23-0000-00S1-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
DOR CODE		5600								TIMBERLAND 70-79																							
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										LIBERTY TR, 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	60	30	1,800.00	SF	15.00	15.00	100	2015	2015	3	75	20,250																	
LAND DESCRIPTION										TOTAL OB/XF										20,250													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	71.84	AC		1.00	1.00	1.00	390.00	390.00	28,018																
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.25	AC		1.00	1.00	1.00	190.00	190.00	2,138																
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	24.17	AC		1.00	1.00	1.00	525.00	525.00	12,689																
4	000100	C	RES	0		OR	0.00	0.00	25.61	AC		1.00	1.00	1.00	14,500.00	14,500.00	371,345																
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	107.26	AC		1.00	1.00	1.00	5,500.00	5,500.00	589,930																
REVIEW DATE		01/26/2023		BY		WWA		Total Acres: 132.87		Total Land Value: 414,190		Market: 589,930		Agricultural: 42,845		Common: 371,345		PRINTED 07/30/2025 BY SYS															