

GEIGER LARRY W
55046 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197A-0003-0130

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur

2003

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall

0305

COMP SHNGL 100 DRYWALL 100

Interior Floor Interior Floor

1114

CLAY TILE 50 CARPET 50

Air Condition Heating Type

0304

CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100
2.5 100
WOOD FRAME 100

Stories Units Occupancy

1.00

1. 100
0 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8010.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,244

100

2001

2,244

284,094

FGR

616

55

2001

339

42,918

FOP

186

30

2001

56

7,090

TOTALS

3,046

2,639

334,101

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWREPL. COST NEW

AYBAYB

EYBEYB

ECONECON

FNCTFNCT

NORMNORM

% COND% COND

090001

2,639

110.8800

146.36

386,244

2001

2006

0

0

13.50

86.50

1 SNGL FAM - 100% - 2022

Heated Area: 2244

HX Base Yr 2022

38

6

18

22

28

39

31

6

16

15

31

BAS 2001

FGR 2001

FOP 2001

NASSAU COUNTY PROPERTY

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6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

372,210

65,239

55,000

492,449

90,560

401,889

50,722

351,167

492,449

0

477,623

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20010191

SWIM POOL

45,000

10/23/2020

B13509

GARAGE

41,778

08/01/2004

R6587

REPAIR/RRF

1,000

08/01/2004

B007840

NEW CONSTR

153,000

12/01/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1810/0212

7/19/2012

QC

U

I

11

100

GRANTOR: GEIGER LARRY W & ROBI

GRANTEE: GEIGER LARRY W

0851/1627

10/09/1998

WD

Q

V

25,000

GRANTOR: HOLLOWAY CECIL R JR

GRANTEE: GEIGER LARRY & ROBI

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W22 BAS=[YR=2001] W18 N2 W6 S2 W38 S39 E15 FOP=[YR=2001] E31 N6 W31 S6 \$ N6 E31 S6 E16 N39 \$ S28 E22 N28 \$.

LAND DESCRIPTION

TOTAL OB/XF

65,239

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 000100

C

RES

100

0006

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

55,000.00

55,000.00

55,000

REVIEW DATE

10/21/2021

BY

KB

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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