PARCELS 1-8 & 1-9
PT OR 1852/1158

GEIGER ZENOUS R JR & KARYN N
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2025

47-4N-23-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,130
TOTAL LAND VALUE - MARKET	426,300
TOTAL MARKET VALUE	23,493
SOH/AGL Deduction	3,694
ASSESSED VALUE	19,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,799
TOTAL JUST VALUE	439,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/1158	4/01/2013	WD	U	I	12	120,000
GRANTOR: FNB SOUTH FOLKSTON						
GRANTEE: GEIGER ZENOUS RICHA						
1743/1258	6/20/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FNB SOUTH FOLKSTON						

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	38	25	950.00	SF	35.00	35.00	100	2001	2001	3	28	9,310	
2	0811	CONCRETE B	0	0	62	15	930.00	SF	5.20	5.20	100	2001	2001	3	79	3,820	

LAND DESCRIPTION

TOTAL OB/XF 13,130

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	14.70	AC		1.00	1.00	1.00	515.00	515.00	7,570							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.70	AC		1.00	1.00	1.00	190.00	190.00	2,793							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	29.40	AC		1.00	1.00	1.00	14,500.00	14,500.00	426,300							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 29.40 Total Land Value: 10,363 Market: 426,300 Agricultural: 10,363 Common: 0 PRINTED 07/30/2025 BY SYS