N1/2 OF SEC 3-3N-23E
BEING PARCEL 1 IN OR 2383/415

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

2026

03-3N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

17435 COLEMAN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,996,445
TOTAL MARKET VALUE	173,963
SOH/AGL Deduction	0
ASSESSED VALUE	173,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,963
TOTAL JUST VALUE	3,996,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,410,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0415	8/04/2020	WD	U	V	11	100
GRANTOR: GEIGER RICHARD A/K/A						
GRANTEE: GEIGER ZENOUS RICHA						
1922/1355	6/05/2014	SW	Q	V	05	1,315,800
GRANTOR: PATAULA TIMBER LLC						
GRANTEE: GEIGER RICHARD						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	470.17	AC		1.00	1.00	1.00	370.00	370.00	173,963							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	470.17	AC		1.00	1.00	1.00	8,500.00	8,500.00	3,996,445							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 470.17 Total Land Value: 173,963 Market: 3,996,445 Agricultural: 173,963 Common: 0 PRINTED 07/09/2026 BY SYS