

GEIGER TYLER DAVID &/VANZANT JESSICA MARIE
17385 PARADISE DR
HILLIARD, FL 32046

09-3N-23-0000-0001-0010

NASSAU COUNTY PROPERTY						PAGE 1 of 2		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4					Tax Dist:			
BUILDING MARKET VALUE					428, 725			
TOTAL MARKET OB/XF VALUE					23, 580			
TOTAL LAND VALUE - MARKET					299, 000			
TOTAL MARKET VALUE					473, 445			
SOH/AGL Deduction					69, 606			
ASSESSED VALUE					403, 839			
TOTAL EXEMPTION VALUE					HX HB		51, 411	
BASE TAXABLE VALUE					352, 428			
TOTAL JUST VALUE					751, 305			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					802, 225			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B240003252		METAL BUILDING (G			110, 730		03/21/2024	
22000104		CO ISSUED			0		01/04/2022	
21003723		NEW CONSTR			294, 489		03/26/2021	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1731		2/04/2021		WD	U	V	11	100
GRANTOR: VANZANT LEO M & JERI								
GRANTEE: GEIGER TYLER DAVID								
2390/0243		8/28/2020		WD	Q	V	05	280, 000
GRANTOR: JOHNSON CALVIN W & JA								
GRANTEE: VANZANT LEO M & JER								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2021] W2 N12 W16 S6 FOP=[YR=2021] W27 FCP=[YR=2021] N23 W22 S23 E22\$ W3 S7 E12 S4 E18 N11\$ S11 W18 N4 W12 N7 W16 S46 E16 N14 E12 FOP=[YR=2021] S8 E34 N6 W16 N2 W18\$ E18 S2 E16 N11 E2 N17\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
13, 000								
8, 140								
86, 000								
Common: 13, 000					PRINTED 07/09/2026 BY SYS			

