

PT OF GOVT LOTS 1 & 2 OF
SEC 13-4N-23E & PT SE1/4 OF
SEC 14-4N-23E IN OR 2383/418

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

2026

13-4N-23-0000-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
																		VALUATION BY STANDARD											
																		Tax Group: 4 Tax Dist:											
																		BUILDING MARKET VALUE 0											
																		TOTAL MARKET OB/XF VALUE 0											
																		TOTAL LAND VALUE - MARKET 1,560,430											
																		TOTAL MARKET VALUE 85,777											
																		SOH/AGL Deduction 0											
																		ASSESSED VALUE 85,777											
																		TOTAL EXEMPTION VALUE 0											
																		BASE TAXABLE VALUE 85,777											
TOTAL JUST VALUE 1,560,430																													
NCON VALUE 0																													
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE 698,025																													
DOR CODE 5500						TIMBERLAND 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																								
																		PERMIT NUM DESCRIPTION AMT ISSUED											
SALES DATA																													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																					
2383/0418		8/04/2020		WD	U	V	11	100																					
GRANTOR: GEIGER ZENOUS R JR &																													
GRANTEE: GEIGER ZENOUS RICHA																													
2172/1731		1/25/2018		TD	Q	V	01	630,200																					
GRANTOR: SHEFFIELD WILLIAM F F																													
GRANTEE: GEIGER ZENOUS RICHA																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
TOTALS						US HWY 1, HILLIARD						BLD DATE		LGL DATE		05/12/2026		MLU											
EXTRA FEATURES												XF DATE		LAND DATE		11/18/2024		KBA											
INC DATE												AG DATE																	
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														
LAND DESCRIPTION																													
TOTAL OB/XF 0																													
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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	151.58	AC		1.00	1.00	1.00	530.00	530.00	80,337												
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	32.00	AC		1.00	1.00	1.00	170.00	170.00	5,440												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	183.58	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,560,430												
REVIEW DATE 05/12/2026 BY WWA Total Acres: 183.58 Total Land Value: 85,777 Market: 1,560,430 Agricultural: 85,777 Common: 0 PRINTED 07/09/2026 BY SYS																													