LOTS 33 34 35 36 37 & 38
IN OR 554/874 & OR 555/370
(EX PT IN OR 1852/1351 & OR 2778

GEIGER JIMMIE FAYE
171941 BAY ROAD
HILLIARD, FL 32046

2026

15-3N-23-2020-0033-0000

BUILDING CHARACTERISTICS

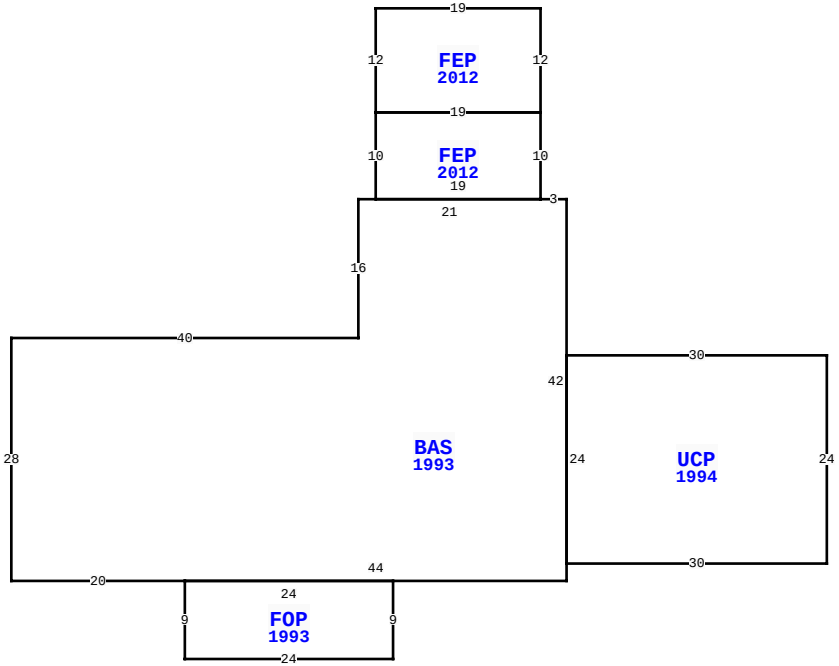
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	1993	2,176	214,192
FEP	190	80	2012	152	14,962
FEP	228	80	2012	182	17,915
FOP	216	30	1993	65	6,398
UCP	720	20	1994	144	14,175
TOTALS	3,530			2,719	267,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	83.8080	116.49	316,736	1974	1994	0	0	0	15.50	84.50

1 SNGL FAM 100% - 0 Heated Area: 2176 HX Base Yr 1989



171941 BAY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		267,642
TOTAL MARKET OB/XF VALUE		22,932
TOTAL LAND VALUE - MARKET		612,810
TOTAL MARKET VALUE		318,449
SOH/AGL Deduction		137,194
ASSESSED VALUE		181,255
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,844
TOTAL JUST VALUE		903,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010336	36 X 40 AG BARN F	0	09/09/2024
93174	NEW CONSTR	4,600	11/11/1993
8104	ADDITION	4,820	05/20/1992
8228	MH MOVE-ON	11,000	07/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0554/0875	10/14/1988	PR	Q	I	01	100
GRANTOR: NAZWORTH & GEIGERP/R						
GRANTEE: GEIGER JIMMIE FAYE						
0555/0370	10/05/1988	PR	U	I	07	100
GRANTOR: NAZWORTH CAROL G AS P						
GRANTEE: GEIGER JIMMIE FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=2012] N10 FEP=[YR=2012] N12 W19 S12E19$ W19 S10 E19$ W21 S16 W40 S28 E20 FOP=[YR=1993] S9 E24 N9 W24$ E44 N2 UCP=[YR=1994] E30 N24 W30 S24$ N42$.

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	0200	BARN WD 0-	0	100	32	52	1,664.00	SF	20.00	20.00	100	1975	1975	3	20	6,656	
2	0510	GARAGE WD-	0	100	23	20	460.00	SF	35.00	35.00	100	1975	1975	3	20	3,220	
3	0681	POLE SHED	0	100	12	36	432.00	SF	15.00	15.00	100	1975	1975	3	20	1,296	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
6	0681	POLE SHED	0	100	48	40	1,920.00	SF	15.00	15.00	100	1990	1990	3	20	5,760	

LAND DESCRIPTION

TOTAL OB/XF 22,932

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	20.71	AC		1.00	1.00	1.00	275.00	275.00	5,695							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	170.00	170.00	1,190							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	370.00	370.00	9,990							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	54.71	AC		1.00	1.00	1.00	11,000.00	11,000.00	601,810							

REVIEW DATE 04/11/2025 BY WWA Total Acres: 55.71 Total Land Value: 27,875 Market: 601,810 Agricultural: 16,875 Common: 11,000 PRINTED 07/09/2026 BY SYS