PT OF LOTS 33 & 34
IN OR 1852/1361
CORNWALL SURVEY

GEIGER RUSSELL K/GEIGER GLENN R ET AL
172051 BAY RD
HILLIARD, FL 32046

2026

15-3N-23-2020-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

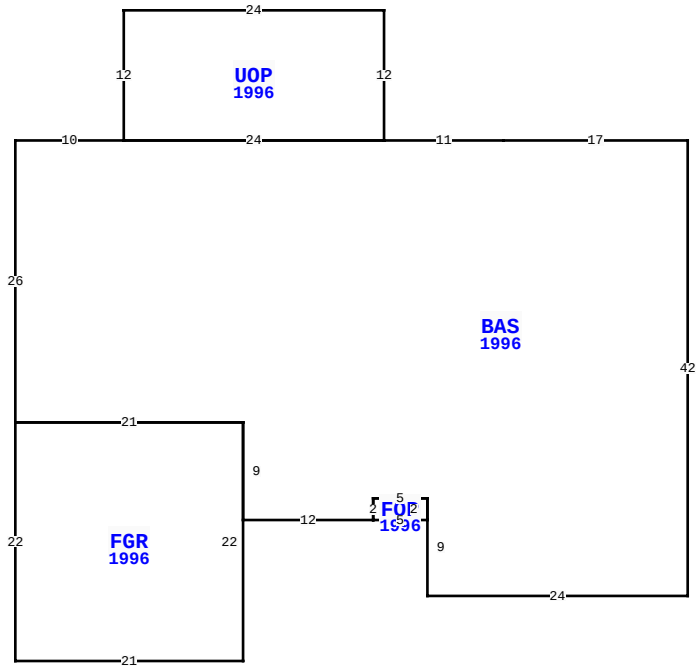
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	1996	2,139	242,365
FGR	462	55	1996	254	28,780
FOP	10	30	1996	3	340
UOP	288	20	1996	58	6,571
TOTALS	2,899			2,454	278,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	99.4080	138.18	339,094	1996	2001	0	0	0	18.00	82.00

1 SNGL FAM 100% - 1997 Heated Area: 2139 HX Base Yr 1997



172051 BAY RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,057
TOTAL MARKET OB/XF VALUE		48,563
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		394,620
SOH/AGL Deduction		187,077
ASSESSED VALUE		207,543
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,132
TOTAL JUST VALUE		394,620
NCON VALUE		40,153
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006880	REPAIR/RRF	24,600	05/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/1361	4/24/2013	WD	U	I	30	30,000
GRANTOR: GEIGER RUSSELL K						
GRANTEE: GEIGER RUSSELL K ET						
1742/1092	3/26/2010	WD	U	I	30	100
GRANTOR: GEIGER JULIA						
GRANTEE: GEIGER RUSSELL K						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
4	0510	GARAGE WD-	0	100	42	30	1,260.00	SF	35.00	35.00	100	1997	1997	3	23	10,143	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2010	2010	3	52	1,872	
8	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2012	2012	3	60	3,888	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2026	2024	02	100	30,000	

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W17 W11 W24 W10 S26 E21 S9 E12 N2 E5 S9 E24 N42 $
FGR=[YR=1996;ORIG=-62,26] S22 E21 N22 W21 $
UOP=[YR=1996;ORIG=-28,0] N12 W24 S12 E24 $
FOP=[YR=1996;ORIG=-29,35] E5 N2 W5 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 48,563

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	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS