PT OF LOTS 63 & 64
IN OR 2597/1081
CORNWALL SURVEY PB 0/31

GEIGER ZENOUS RICHARD
28174 YELLOW ROSE LN
HILLIARD, FL 32046

2026

21-3N-24-2020-0063-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

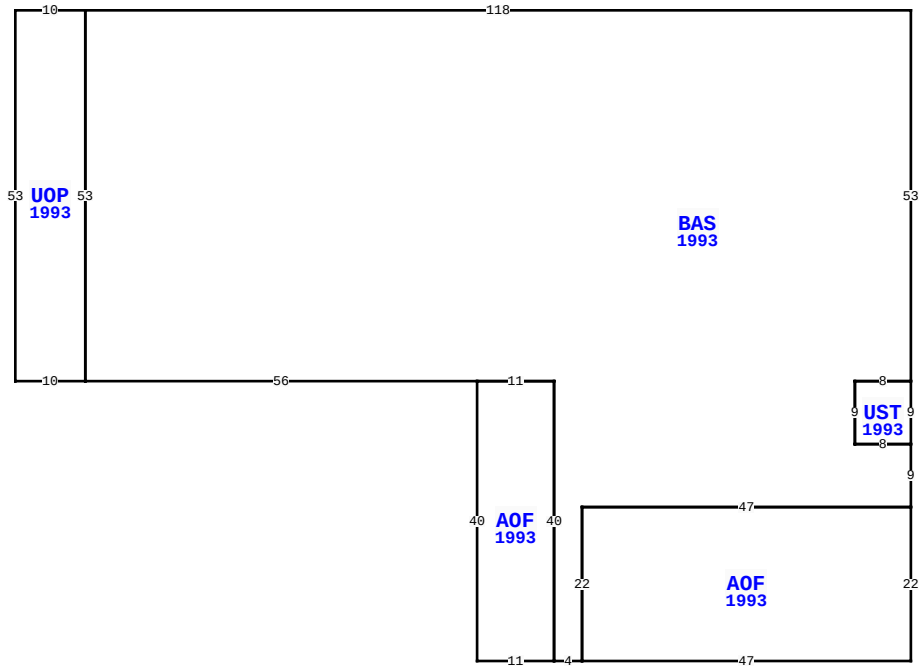
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		12 100
Frame	03	MASONRY 100
Common Wall		60 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	440	185	1993	814	3,847
AOF	1,034	185	1993	1,913	9,042
BAS	7,188	100	1993	7,188	33,974
UOP	530	30	1993	159	752
UST	72	50	1993	36	170
TOTALS	9,264			10,110	47,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	10,110	66.3264	31.51	318,566	1967	1967	0	5	0	80.00	15.00

1 STOR WAREH 0% - 2023 Heated Area: 8662 HX Base Yr



458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,996
TOTAL MARKET OB/XF VALUE	43,721
TOTAL LAND VALUE - MARKET	88,200
TOTAL MARKET VALUE	245,917
SOH/AGL Deduction	0
ASSESSED VALUE	245,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,917
TOTAL JUST VALUE	245,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22600	TRUCK SCALE	2,400	06/01/2009
B95976	REMODEL	2,800	07/01/1995
B941084	XFOB	35,700	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHA						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W118 UOP=[YR=1993] W10 S 53 E10 N53$S53 E56 AOF=[YR=1993] S40 E11 N40 W11$ E11 S40 E4 AOF=[YR=1993] E47 N22 W47 S22$ N22 E47 N9 UST=[YR=1993] N9 W8 S9 E8$ W8 N9 E8 N53$.

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	0681	POLE SHED	0	0	26	9	234.00	SF	15.00	15.00	100	1975	1975	3	20	702	
2	0940	SHEDS/PORT	0	0	16	15	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
3	0430	CL FNC 6B	0	0	0	0	690.00	LF	9.70	9.70	100	1980	1980	3	20	1,339	
4	0803	ASPHALT C	0	0	0	0	13,090.00	SF	2.00	2.00	100	1970	1970	3	50	13,090	
5	0812	CONCRETE C	0	0	0	0	14,548.00	SF	4.00	4.00	100	1975	1975	3	24	13,966	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1980	1980	3	20	150	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60	
8	0730	LOAD RAMP	0	0	20	9	180.00	LF	8.10	8.10	100	1967	1967	3	50	729	
9	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1980	1980	3	42	74	
10	1090	T SCALE 20	0	0	0	0	1.00	UT	22,000.00	22,000.00	100	2009	2009	3	31	6,820	

TOTAL OB/XF 38,370

LAND DESCRIPTION

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	004100	C	LIGHT MFG.	0	0006	IW	0.00	0.00	3.15	AC		1.00	1.00	1.00	28,000.00	28,000.00	88,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.15 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/09/2026 BY SYS

PT OF LOTS 63 & 64
IN OR 2597/1081
CORNWALL SURVEY PB 0/31

GEIGER ZENOUS RICHARD
28174 YELLOW ROSE LN
HILLIARD, FL 32046

2026

21-3N-24-2020-0063-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

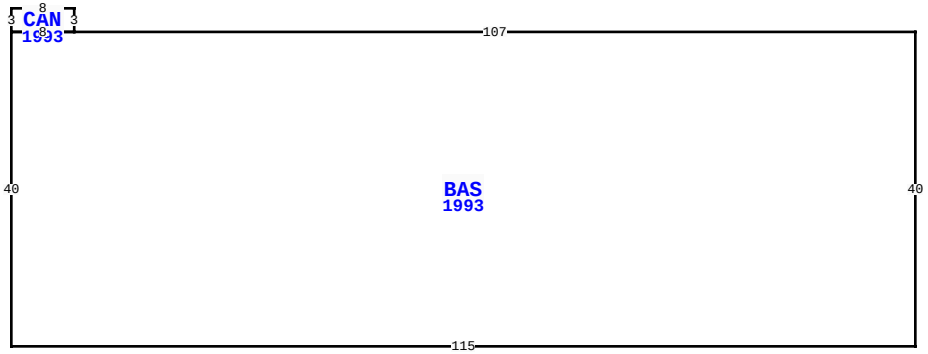
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,600	100	1993	4,600	19,748
CAN	24	30	1993	7	30
TOTALS	4,624			4,607	19,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,607	60.2550	28.62	131,852	1971	1971	0	5	0	80.00	15.00

2 STOR WAREH 0% - 2023 Heated Area: 4600 HX Base Yr



458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,996
TOTAL MARKET OB/XF VALUE	43,721
TOTAL LAND VALUE - MARKET	88,200
TOTAL MARKET VALUE	245,917
SOH/AGL Deduction	0
ASSESSED VALUE	245,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,917
TOTAL JUST VALUE	245,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHA						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W107 CAN=[YR=1993] N3 W8 S3 E8$ W8 S40 E115 N40$.

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
11	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	61	275	
12	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	2005	2005	3	61	2,846	
13	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	61	610	
14	0351	CARPORT MT	0	0	54	15	810.00	SF	10.00	10.00	100	1990	1990	3	20	1,620	

LAND DESCRIPTION

TOTAL OB/XF 5,351

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.15 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/09/2026 BY SYS

PT OF LOTS 63 & 64
IN OR 2597/1081
CORNWALL SURVEY PB 0/31

GEIGER ZENOUS RICHARD
28174 YELLOW ROSE LN
HILLIARD, FL 32046

2026

21-3N-24-2020-0063-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

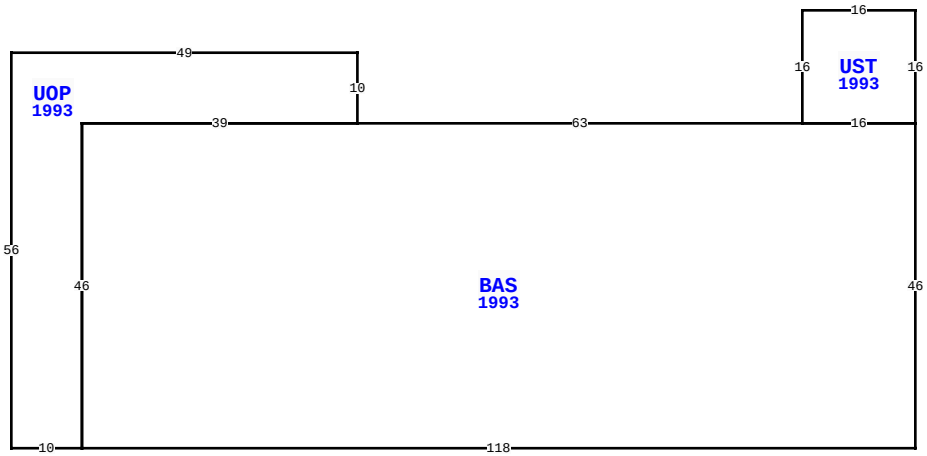
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
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	5,428	100	1993	5,428	23,856
UOP	950	30	1993	285	1,253
UST	256	50	1993	128	563
TOTALS	6,634			5,841	25,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	5,841	61.6896	29.30	171,141	1967	1967	0	5	0	80.00	15.00

3 STOR WAREH 0% - 2023 Heated Area: 5428 HX Base Yr



458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,996
TOTAL MARKET OB/XF VALUE	43,721
TOTAL LAND VALUE - MARKET	88,200
TOTAL MARKET VALUE	245,917
SOH/AGL Deduction	0
ASSESSED VALUE	245,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,917
TOTAL JUST VALUE	245,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHA						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 S16 BAS=[YR=1993] W63 UOP=[YR=1993] N10 W49 S56 E10 N46 E39$ W39 S46 E118 N46 W16$ E16 N16$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.15 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/09/2026 BY SYS

PT OF LOTS 63 & 64
IN OR 2597/1081
CORNWALL SURVEY PB 0/31

GEIGER ZENOUS RICHARD
28174 YELLOW ROSE LN
HILLIARD, FL 32046

2026

21-3N-24-2020-0063-0030

BUILDING CHARACTERISTICS

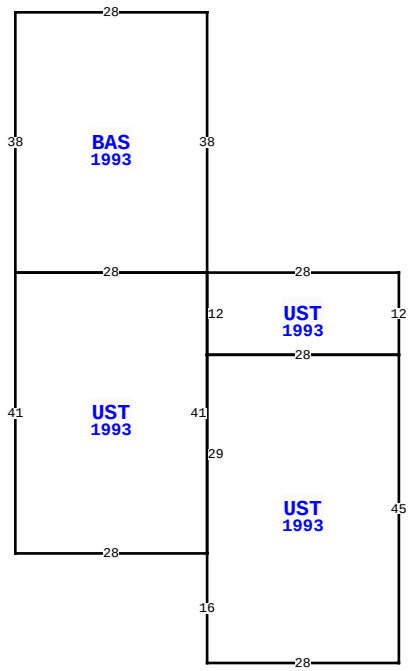
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Common Wall		50 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
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	1,064	100	1993	1,064	5,415
UST	336	50	1993	168	855
UST	1,148	50	1993	574	2,921
UST	1,260	50	1993	630	3,206
TOTALS	3,808			2,436	12,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,436	71.4420	33.93	82,653	1971	1971	0	5	0	80.00	15.00

4 STOR WAREH 0% - 2023 Heated Area: 1064 HX Base Yr



458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 5 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	113,996
TOTAL MARKET OB/XF VALUE	43,721
TOTAL LAND VALUE - MARKET	88,200
TOTAL MARKET VALUE	245,917
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ASSESSED VALUE	245,917
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BASE TAXABLE VALUE	245,917
TOTAL JUST VALUE	245,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2597/1081	9/28/2022	SW	Q	I	02	300,000
GRANTOR: AACTION RECYCLING COR						
GRANTEE: GEIGER ZENOUS RICHA						
2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W28 BAS=[YR=1993] N38 W28 S38 UST=[YR=1993] S41 E28 UST=[YR=1993] S16 E28 N45 W28 S29$ N41 W28$ E28$ S12 E28 N12$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.15 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/09/2026 BY SYS

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Heating Type	01	NONE 100
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Stories	1.	1. 100
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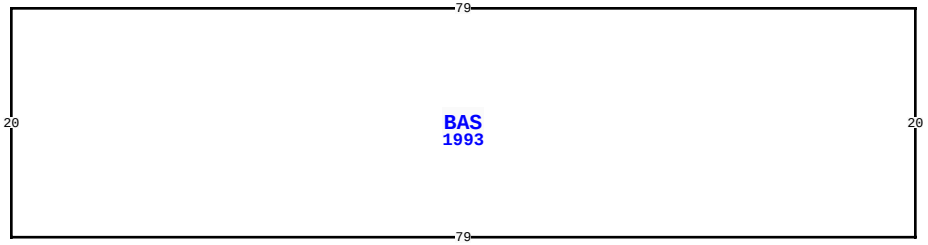
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1993	1,580	8,364
TOTALS	1,580			1,580	8,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,580	74.2997	35.29	55,758	1971	1971	0	5	0	80.00	15.00

5 STOR WAREH 0% - 2023 Heated Area: 1580 HX Base Yr



458524 OLD DIXIE HWY, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020 KK
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NASSAU COUNTY PROPERTY

PAGE 5 of 5 4

VALUATION SUMMARY

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2066/0302	8/18/2016	WD	Q	I	01	223,900
GRANTOR: NASSAU STEEL & RECYCL						
GRANTEE: AACTION RECYCLING C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W79 S20 E79 N20$.

EXTRA FEATURES

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.15 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 07/09/2026 BY SYS