PT LOTS 63 & 64 IN OR 1751/265
& ESMT IN OR 1753/1534
(EX UTIL ESMT IN OR 1861/825)

GEIGER ZENOUS RICHARD & KARYN ALANA
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2026

25-4N-23-2020-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,600
TOTAL MARKET VALUE	922
SOH/AGL Deduction	0
ASSESSED VALUE	922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	922
TOTAL JUST VALUE	71,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1753/1534	8/11/2011	MS	U	V	11	100
GRANTOR: PUCKETT KEITH						
GRANTEE: GEIGER ZENOUS RICHA						
1751/0265	8/10/2011	WD	U	V	37	10,000
GRANTOR: PUCKETT KEITH						
GRANTEE: GEIGER ZENOUS RICHA						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005501	A	TIMBER 2 P S	0	0007	OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	515.00	515.00	922							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	40,000.00	40,000.00	71,600							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.79 Total Land Value: 922 Market: 71,600 Agricultural: 922 Common: 0 PRINTED 07/09/2026 BY SYS