

PT N1/2 OF SEC 29-2N-24E & PT
OF S1/2 OF SEC 20-2N-24E IN
OR 2125/650 BEING PARCEL "B"

ZENOUS RICHARD GEIGER JR
28714 YELLOW ROSE LN
HILLIARD, FL 32046

2026

29-2N-24-0000-0001-0020



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1993	1,444	90,932
FOP	40	30	1993	12	755
FOP	378	30	1993	113	7,116
FST	198	55	1993	109	6,864
UGR	440	45	1993	198	12,468

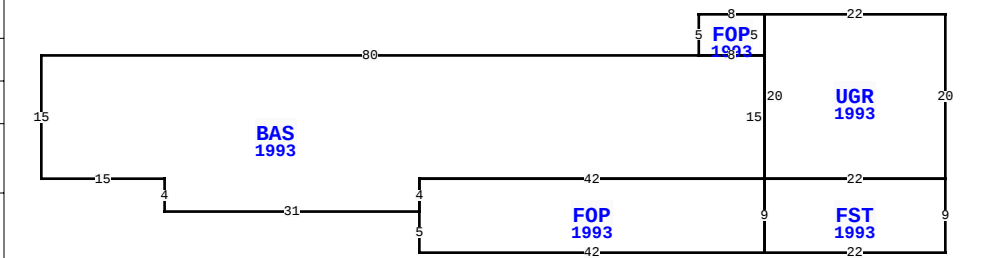
TOTALS	2,500			1,876	118,136
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0681	POLE SHED	0	0	60	35	2,100.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	191.33
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	191.33

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,876	94.0800	98.78	185,311	1954	1954		0	0	36.25	63.75	
1 SINGLE FAM 0% - 0 Heated Area: 1444 HX Base Yr													



35184 DADDY RABBIT LN, CALLAHAN	BLD DATE	LGL DATE	05/15/2026	MLU
	XF DATE	LAND DATE	01/17/2025	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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	
2	0681	POLE SHED	0	0	60	35	2,100.00	SF	15.00	15.00	100	2019	2019	3	84	26,460	

TOTAL OB/XF										27,160							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	191.33	AC		1.00	1.00	1.00	370.00	370.00	70,792
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	191.33	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,626,305

Total Acres:	192.33	Total Land Value:	79,292	Market:	1,626,305	Agricultural:	70,792	Common:	8,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1 6					
VALUATION SUMMARY															

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	118,136
TOTAL MARKET OB/XF VALUE	27,160
TOTAL LAND VALUE - MARKET	1,634,805
TOTAL MARKET VALUE	224,588
SOH/AGL Deduction	0
ASSESSED VALUE	224,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,588
TOTAL JUST VALUE	1,780,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	760,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2125/0650	4/26/2017	WD	U	I	12	1,743,100	
GRANTOR: FNB SOUTH							
GRANTEE: ZENOUS RICHARD GEIG							
2042/0470	4/12/2016	WD	U	V	12	1,500,000	
GRANTOR: WRIGHT NASSAU COUNTY							
GRANTEE: FNB SOUTH							

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W22 FOP=[YR=1993] W8 S5 BAS=[YR=1993] W80 S15 E15 S4 E31 FOP=[YR=1993] S5 E42 FST=[YR=1993] E22 N9 W22 S9\$ N9 W42 S4\$ N4 E42 N15 W8\$ E8 N5\$ S20 E22 N20\$.									