NE1/4 OF NW1/4
IN OR 2138/223
ESMT OR 1050/1763, UTIL ESMT OR

MEARS JAMES A L/E/
36258 WAGON TRAIN WAY
HILLIARD, FL 32046-8516

2026

34-3N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

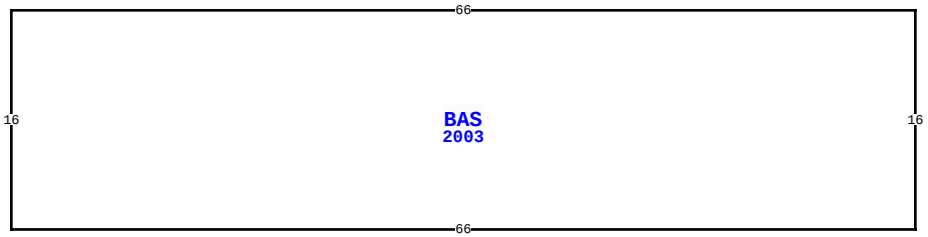
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2003	1,056	38,520
TOTALS	1,056			1,056	38,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	115.8000	104.22	110,056	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 0 Heated Area: 1056 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,520
TOTAL MARKET OB/XF VALUE		6,154
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		65,579
SOH/AGL Deduction		10,414
ASSESSED VALUE		55,165
TOTAL EXEMPTION VALUE	HX HB WR	35,165
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		369,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/0223	8/03/2017	WD	U	I	11	100

GRANTOR: MEARS JAMES A
GRANTEE: GEIGER RONALD & TAM

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

36258 WAGON TRAIN WAY, HILLIARD

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	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2005	2005	3	21	202	
2	0680	POLE SHED	0	100	40	16	640.00	SF	10.00	10.00	100	2026	2022		93	5,952	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S16 E66 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 6,154

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	395.00	395.00	6,715							
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	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	312,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 25.00 Total Land Value: 20,905 Market: 312,000 Agricultural: 7,905 Common: 13,000 PRINTED 07/09/2026 BY SYS