PT LOTS 21 & 22 SEC 34-4N-23
IN OR 2678/160
CORNWALL SURVEY

GEIGER BYRON RICHARD & JILLIAN KELLY
17100 COLEMAN LN
HILLIARD, FL 32046

2026

34-4N-23-2020-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

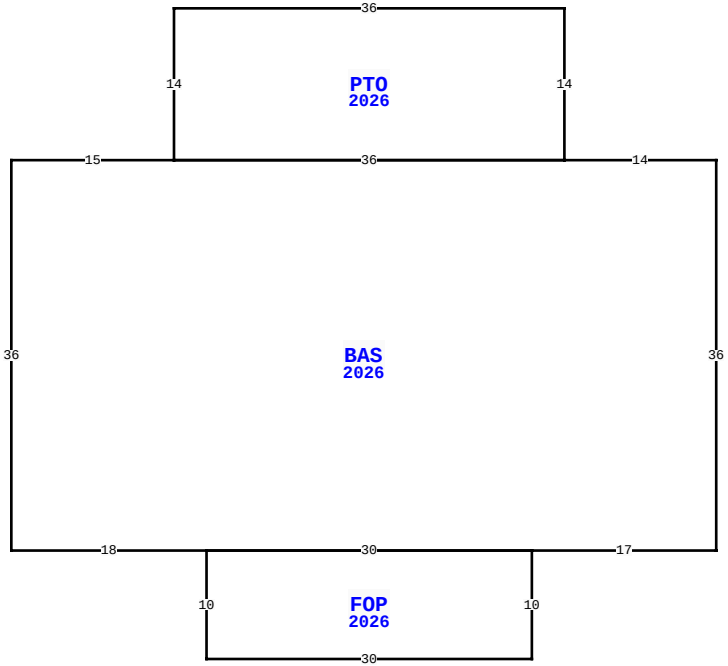
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,340	100	2026	2,340	356,710
FOP	300	30	2026	90	13,720
PTO	504	5	2026	25	3,811
TOTALS	3,144			2,455	374,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	109.6704	152.44	374,240	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2340 HX Base Yr 2026



17100 COLEMAN LN, HILLIARD

BLD DATE		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		374,240
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,300
TOTAL MARKET VALUE		474,540
SOH/AGL Deduction		0
ASSESSED VALUE		474,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		423,129
TOTAL JUST VALUE		474,540
NCON VALUE		374,240
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012126			10/31/2025
B240014139	PRIVATE PROVIDER	401,876	12/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/160	11/07/2023	WD	U	V	11	100

GRANTOR: GEIGER ZENOUS RICHARD

GRANTEE: GEIGER BYRON RICHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E15 E36 E14 S36 W17 W30 W18 N36 $
FOP=[YR=2026;ORIG=48,46] E30 S10 W30 N10 $
PTO=[YR=2026;ORIG=45,10] E36 N14 W36 S14 $
.

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	000100	C	RES	100		OR			2.95	AC		1.00	1.00	1.00	34,000.00	34,000.00	100,300							

REVIEW DATE 01/09/2026 BY WW Total Acres: 2.95 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 07/09/2026 BY SYS