PT GOVT LOT 6 SEC 36-4N-23E
IN OR 1698/1483 BEING PARCEL 6

GEIGER M SUE EST
27001 GEIGER RD
HILLIARD, FL 32046

2026

36-4N-23-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

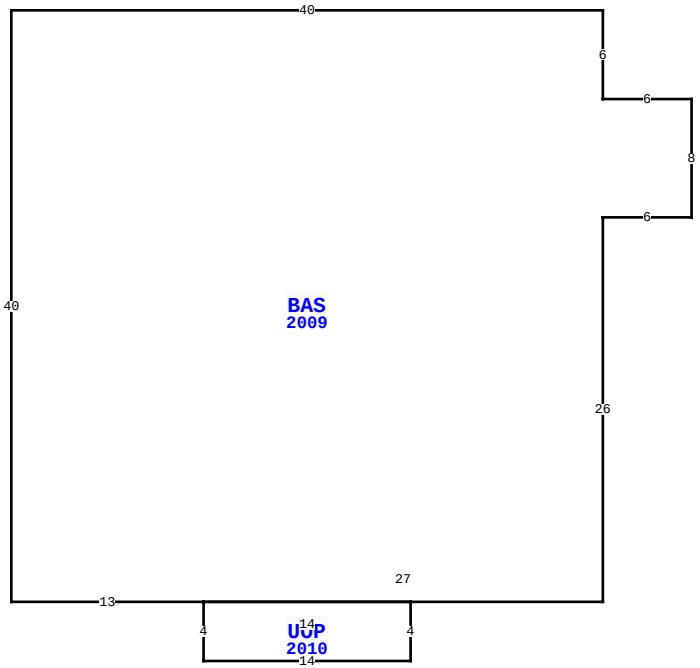
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	TYP WD 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	6000	PASTURELAND 1
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	1,648	100	2009	1,648	57,339
UOP	56	20	2010	11	383
TOTALS	1,704			1,659	57,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,659	87.0200	48.73	80,843	2001	2001	0	0	0	28.60	71.40

1 ACCESORY U 0% - 0 Heated Area: 1648 HX Base Yr



27002 GEIGER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	57,722
TOTAL MARKET OB/XF VALUE	10,080
TOTAL LAND VALUE - MARKET	103,040
TOTAL MARKET VALUE	69,252
SOH/AGL Deduction	0
ASSESSED VALUE	69,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,252
TOTAL JUST VALUE	170,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1698/1483	9/09/2010	WD	U	I	19	100

GRANTOR: GEIGER M SUE

GRANTEE: GEIGER JOSEPH R & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 S40 E13 UOP=[YR=2010] S4 E14 N4 W14$ E27 N26 E6 N8 W6 N6$.

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	80	42	3,360.00	SF	15.00	15.00	100	1985	1985	3	20	10,080	

LAND DESCRIPTION

TOTAL OB/XF 10,080

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	006005	A	PASTURE - GR	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	0.68	AC		1.00	1.00	1.00	500.00	500.00	340							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.68	AC		1.00	1.00	1.00	28,000.00	28,000.00	103,040							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.68 Total Land Value: 1,450 Market: 103,040 Agricultural: 1,450 Common: 0 PRINTED 07/09/2026 BY SYS