E553.09 FT OF N236.28 FT OF
LOT 2 IN OR 1557/1001
CORNWALL SURVEY

MILLER JAMES P
PO BOX 216
HILLIARD, FL 32046-0216

2026

36-4N-23-2020-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

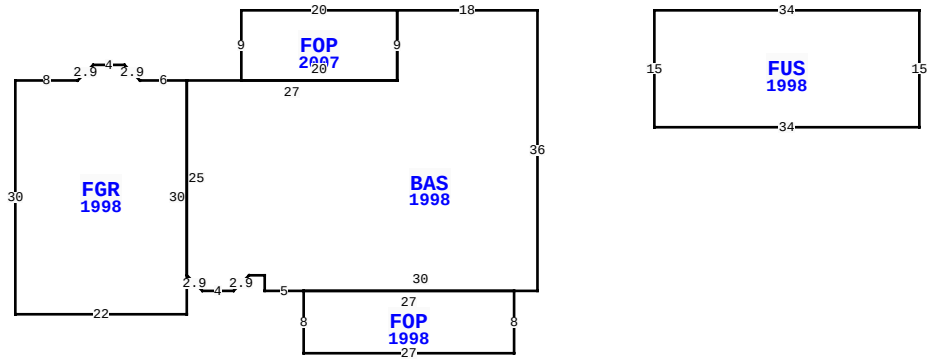
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,369	100	1998	1,369	145,911
FGR	672	55	1998	370	39,435
FOP	216	30	1998	65	6,928
FOP	180	30	2007	54	5,756
FUS	510	100	1998	510	54,357
TOTALS	2,947			2,368	252,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,368	113.7300	119.42	282,787	1998	2003	0	0	0	10.75	89.25

1 SINGLE FAM 100% - 1999 Heated Area: 1879 HX Base Yr 1999



27387 GEIGER RD, 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		263,764
TOTAL MARKET OB/XF VALUE		4,109
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		351,873
SOH/AGL Deduction		167,471
ASSESSED VALUE		184,402
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,991
TOTAL JUST VALUE		351,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006916	REPAIR/RRF	7,000	11/03/2017
M13555	MECH OTHER	0	01/01/2008
E20239	ELEC OTHER	5,200	11/01/2007
R10849	REPAIR/RRF	5,500	11/01/2007
B20737	NEW CONSTR	200,000	11/01/2007
P12837	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1698/1483	9/09/2012	WD	U	I	14	100
GRANTOR: GEIGER M SUE						
GRANTEE: GEIGER JOSEPH R & M						
1557/1001	3/26/2008	QC	Q	I	01	100
GRANTOR: MILLER TAMALA M						
GRANTEE: MILLER JAMES P						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
3	0680	POLE SHED	0	100	14	40	560.00	SF	10.00	10.00	100	1998	1998	3	24	1,344	

BUILDING DIMENSIONS

BAS=[YR=1998] W18 FOP=[YR=2007] W20 S9 E20 N9 $ S9 W27
FGR=[YR=1998] W6 U2 L2 W4 L2 D2 W8 S30 E22 N30 $ S25 R2
D2 E4 R2 U2 E2 S2 E5 FOP=[YR=1998] S8 E27 N8 W27 $ E30
N36 $ PTR= E15 FUS=[YR=1998] E34 S15 W34 N15 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 4,109

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	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS

E553.09 FT OF N236.28 FT OF
LOT 2 IN OR 1557/1001
CORNWALL SURVEY

MILLER JAMES P
PO BOX 216
HILLIARD, FL 32046-0216

2026

36-4N-23-2020-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

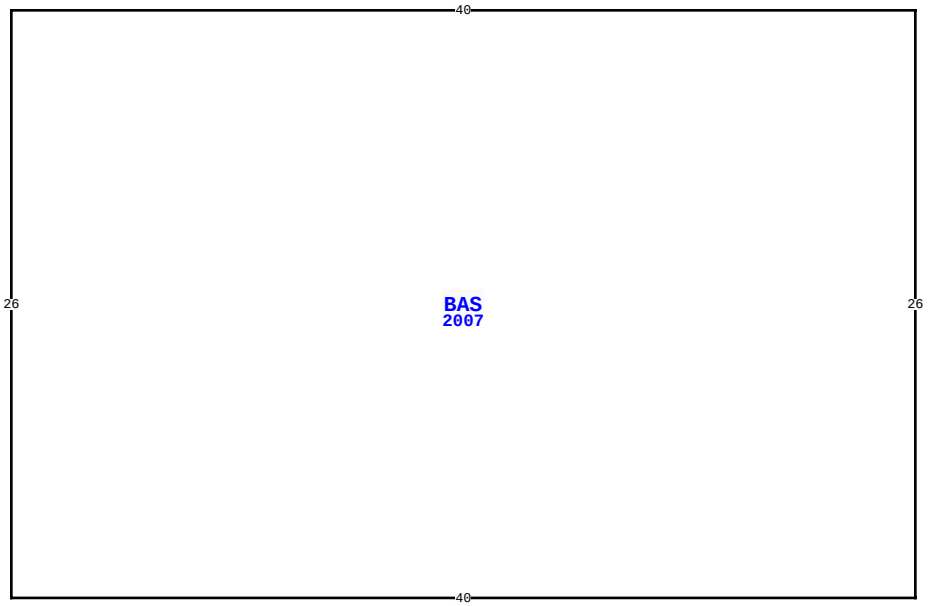
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2007	1,040	11,377
TOTALS	1,040			1,040	11,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	55.0000	21.45	22,308	1998	1998	0	0	0	49.00	51.00

2 GARAGE RES 100% - 1999 Heated Area: 1040 HX Base Yr 1999



27387 GEIGER RD, 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		263,764
TOTAL MARKET OB/XF VALUE		4,109
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		351,873
SOH/AGL Deduction		167,471
ASSESSED VALUE		184,402
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,991
TOTAL JUST VALUE		351,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	NEW CONSTR	130,000	11/01/1998
P972434	NEW CONSTR	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1698/1483	9/09/2012	WD	U	I	14	100
GRANTOR: GEIGER M SUE						
GRANTEE: GEIGER JOSEPH R & M						
1557/1001	3/26/2008	QC	Q	I	01	100
GRANTOR: MILLER TAMALA M						
GRANTEE: MILLER JAMES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S26 E40 N26$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS