

PT LOT 2 & N1/2 OF LOT 3
IN OR 2799/1652
CORNWALL SURVEY SUB

CHALLET CAITLIN A & KEITH
27359 GEIGER RD
HILLIARD, FL 32046

2026

36-4N-23-2020-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

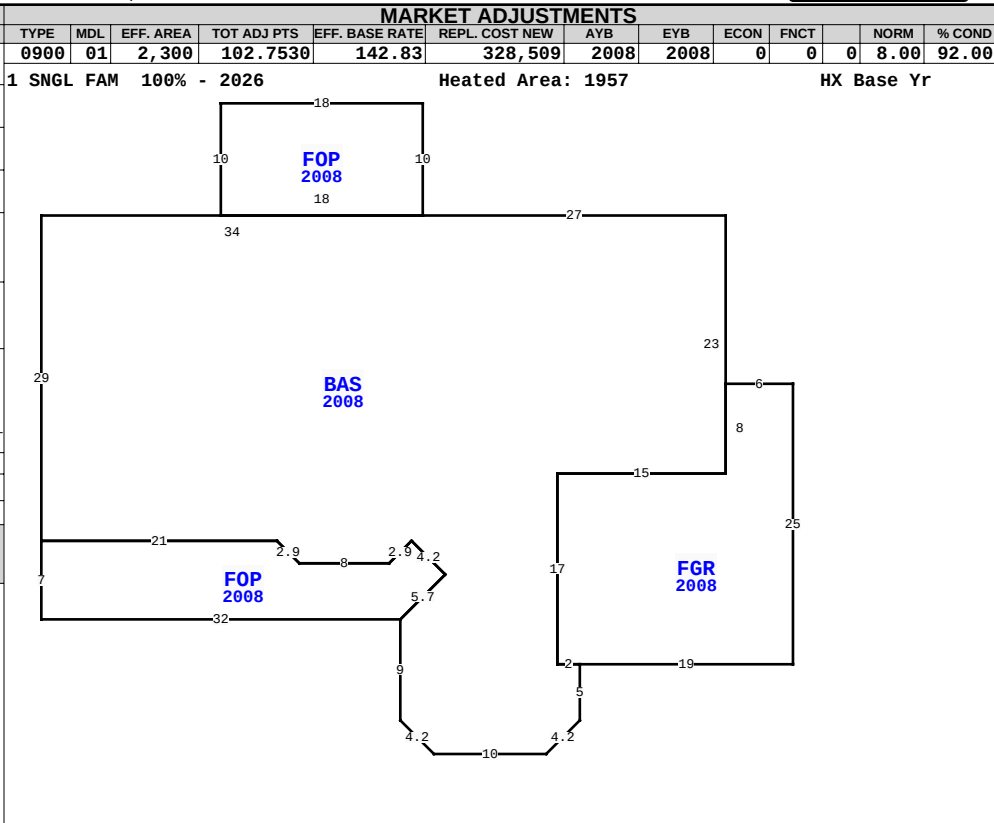
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,957	100	2008	1,957	257,157
FGR	405	55	2008	223	29,303
FOP	180	30	2008	54	7,096
FOP	220	30	2008	66	8,673

TOTALS	2,762			2,300	302,228
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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	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
4	0681	POLE SHED	0	100	98	40	3,920.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	12.25

REVIEW DATE	02/18/2026	BY	WWA
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27359 GEIGER RD, HILLIARD	BLD DATE 01/02/2009	KK	LGL DATE	05/12/2026	MLU
	XF DATE		LAND DATE		
	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	35	1,680	
4	0681	POLE SHED	0	100	98	40	3,920.00	SF	15.00	15.00	100	2013	2013	3	64	37,632	

TOTAL OB/XF										42,462							
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	000100	C	RES	100	0005	OR	0.00	0.00	12.25	AC		1.00	1.00	1.00	17,000.00	17,000.00	208,250

Total Acres: 12.25	Total Land Value: 208,250	Market: 0	Agricultural: 0	Common: 208,250
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				336,391	
TOTAL MARKET OB/XF VALUE				42,462	
TOTAL LAND VALUE - MARKET				208,250	
TOTAL MARKET VALUE				587,103	
SOH/AGL Deduction				0	
ASSESSED VALUE				587,103	
TOTAL EXEMPTION VALUE		13		587,103	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				587,103	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				602,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20737	CO ISSUED	200,000	11/01/2007
B20737	NEW CONSTR	200,000	11/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2799/1652	7/08/2025	SW	Q	I	01
GRANTOR: 27359 GEIGER RD LAND					SALE PRICE 675,000
GRANTEE: CHALLET CAITLIN A &					
2774/1931	3/17/2025	CT	U	I	18
GRANTOR: CLERK OF COURT					365,100
GRANTEE: 27359 GEIGER RD LAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W27 FOP=[YR=2008] N10 W18 S10 E18\$ W34 S29 FOP=[YR=2008] S7 E32 U4 R4 U3 L3 D2 L2 W8 U2 L2 W21\$ E21 D2 R2 E8 U2 R2 D3 R3 D4 L4 S9 D3 R3 E10 U3 R3 N5 FGR=[YR=2008] E19 N25 W6 S8 W15 S17 E2\$ W2 N17 E15 N23\$.									

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