LOTS 5,6 & 7 IN OR 1698/1492 &
ESMT IN OR 565/433
CORNWALL SURVEY SUB

FRANKLIN SUZANNE D
27001 GEIGER RD
HILLIARD, FL 32046

2026

36-4N-23-2020-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

27157 GEIGER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,718
TOTAL LAND VALUE - MARKET	390,000
TOTAL MARKET VALUE	25,868
SOH/AGL Deduction	1,041
ASSESSED VALUE	24,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,827
TOTAL JUST VALUE	404,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1698/1492	9/09/2010	WD	U	I	19	100
GRANTOR: GEIGER M SUE						
GRANTEE: FRANKLIN SUZANNE D						
0325/0693	11/13/1980	QC	U	I	11	100
GRANTOR: ROY LANSING J TRUSTEE						
GRANTEE: GEIGER ROBERT R SR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1987	1987	3	20	1,632	
2	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1987	1987	3	20	1,632	
3	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632	
4	0370	CHICKEN HS	0	0	600	34	20,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,632	
5	0681	POLE SHED	0	0	50	42	2,100.00	SF	15.00	15.00	100	2000	2000	3	26	8,190	

LAND DESCRIPTION

TOTAL OB/XF 14,718

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	006000	A	PASTURE - HA	0	0007	OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	370.00	370.00	8,140							
2	005902	A	HARDWOOD SI	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	170.00	170.00	510							
3	005010	A	SERVICE ACRE	0	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500							
4	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	390,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 30.00 Total Land Value: 11,150 Market: 390,000 Agricultural: 11,150 Common: 0 PRINTED 07/09/2026 BY SYS