PT JOHN DIXON GRANT
SEC 45-4N-23E & PT EDWARD
DIXON GRANT SEC 46-4N-23E IN

GEIGER ZENOUS RICHARD & KARYN A
28714 YELLOW ROSE LANE
HILLIARD, FL 32046

2026

45-4N-23-0000-00S1-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

LIBERTY TR, 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	0
TOTAL MARKET OB/XF VALUE	19,170
TOTAL LAND VALUE - MARKET	1,512,790
TOTAL MARKET VALUE	395,199
SOH/AGL Deduction	250,691
ASSESSED VALUE	144,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,508
TOTAL JUST VALUE	1,531,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	981,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2692/1114	1/31/2024	WD	U	I	11	100
GRANTOR: GEIGER ZENOUS RICHARD						
GRANTEE: GEIGER ZENOUS RICHA						
1541/1001	12/18/2007	PR	U	V	07	100
GRANTOR: WALKER BERTIE M ESTAT						
GRANTEE: WALKER J HAMPTON TR						

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	0681	POLE SHED	0	0	60	30	1,800.00	SF	15.00	15.00	100	2015	2015	3	71	19,170	

LAND DESCRIPTION

TOTAL OB/XF 19,170

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	71.84	AC		1.00	1.00	1.00	395.00	395.00	28,377							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.25	AC		1.00	1.00	1.00	170.00	170.00	1,912							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	24.17	AC		1.00	1.00	1.00	530.00	530.00	12,810							
4	005000	C	AGRICULTURAL	0		OR	0.00	0.00	25.61	AC		1.00	1.00	1.00	13,000.00	13,000.00	332,930							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	107.26	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,179,860							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 132.87 Total Land Value: 376,029 Market: 1,179,860 Agricultural: 43,099 Common: 332,930 PRINTED 07/09/2026 BY SYS