

GEIGER LARRY W
55046 DEER RUN ROAD
CALLAHAN, FL 32011

46-2N-25-197A-0003-0130

[illegible]

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BUILDING CHARACTERISTICS

CNSTRUC

ELEMENTCD

VINYL 60
FACE BRICK 40
GABLE/HIP 100
COMP SHNGL 100
NONE 100
CONC FINSH 50
CARPET 50
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
2. 2. 100
0 100
NONE 100

Quality Level 06
SINGLE FAMILY
MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

TOTALS

1,600

1,600

36,994

EXTRA FEATURES

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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

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MARKET ADJUSTMENTS

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

6500 01 1,600 84.6906 33.03 52,848 2005 2005 0 0 30.00 70.00

GARAGE RES 100% - 2022 Heated Area: 1600 HX Base Yr 2022 BAS 2005 FUS 2014

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

05/05/2026 MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 370,507 TOTAL MARKET OB/XF VALUE 54,441 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 489,948 SOH/AGL Deduction 77,208 ASSESSED VALUE 412,740 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 361,329 TOTAL JUST VALUE 489,948 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 492,449

SUBAREA MARKET VALUE

SALES DATA OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSN CD SALE PRICE 1810/0212 7/19/2012 QC U I 11 100 GRANTOR: GEIGER LARRY W & ROBI GRANTEE: GEIGER LARRY W 0851/1627 10/09/1998 WD Q V 25,000 GRANTOR: HOLLOWAY CECIL R JR GRANTEE: GEIGER LARRY & ROBI

BUILDING NOTES

BUILDING DIMENSIONS BAS=[YR=2005] W36 S26 E20 S10 E16 N36\$ PTR=E15 FUS=[YR=2014] E36 S14 W36 N14\$ W15\$.