BLK P LOTS 2 & 3
IN OR 2196/1765
OAK GROVE SUB #3 PBK 3/51

LEE LANE LLC
726 GEIGER RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000P-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

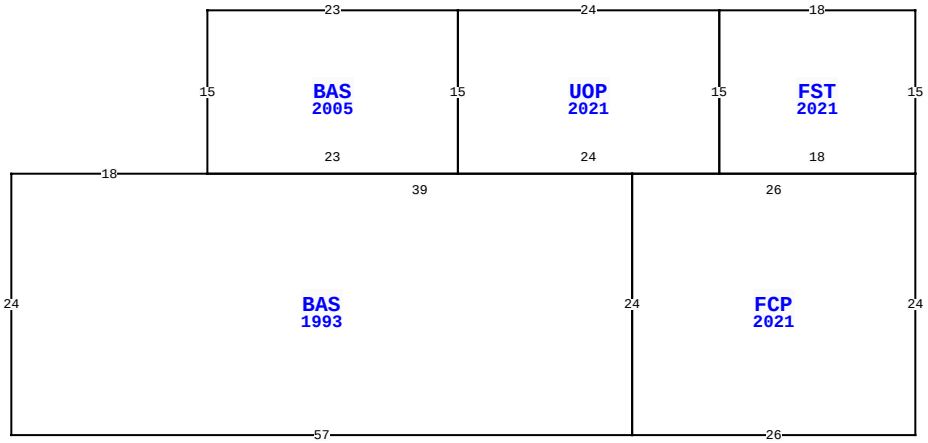
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	03	. 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	25,289
BAS	345	100	345	6,378
FCP	624	25	156	2,884
FST	270	65	176	3,254
UOP	360	25	90	1,664
TOTALS	2,967		2,135	39,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,135	94.8000	61.62	131,559	1982	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1713 HX Base Yr



726 GEIGER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	39,468
TOTAL MARKET OB/XF VALUE	3,985
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	183,453
SOH/AGL Deduction	52,707
ASSESSED VALUE	130,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,746
TOTAL JUST VALUE	183,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004202	ADDITION	15,000	05/15/2020
2875	REPAIR/RRF	2,200	07/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/1765	5/11/2018	WD	Q	I	01	100,000
GRANTOR: FOLEY MICHAEL						
GRANTEE: LEE LANE LLC						
1954/0293	12/23/2014	WD	Q	I	02	95,000
GRANTOR: CANNON ARTHUR EUGENE						
GRANTEE: FOLEY MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2021] W18 UOP=[YR=2021] W24 BAS=[YR=2005] W23 S15 BAS=[YR=1993] W18 S24 E57 FCP=[YR=2021] E26 N24 W26 S24$ N24 W39$ E23 N15$ S15 E24 N15$ S15 E18 N15$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
2	1242	WD DECK A	0	0	0	0	216.00	SF	10.00	10.00	100	2021	2021	3	97	2,095	

LAND DESCRIPTION

TOTAL OB/XF 3,985

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	000102	C	SFR/MH	0		RS-2	200.00	140.00	200.00	FF		1.00	1.00	0.70	1,000.00	700.00	140,000							

REVIEW DATE 06/26/2023 BY TW Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS