

E 1/3 OF LOT 19 (S-1)
(LESS R/W)
PT OR 2139/1141

MCCOLLUM RANDE L/E/
795 GEIGER RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0019-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2019.00
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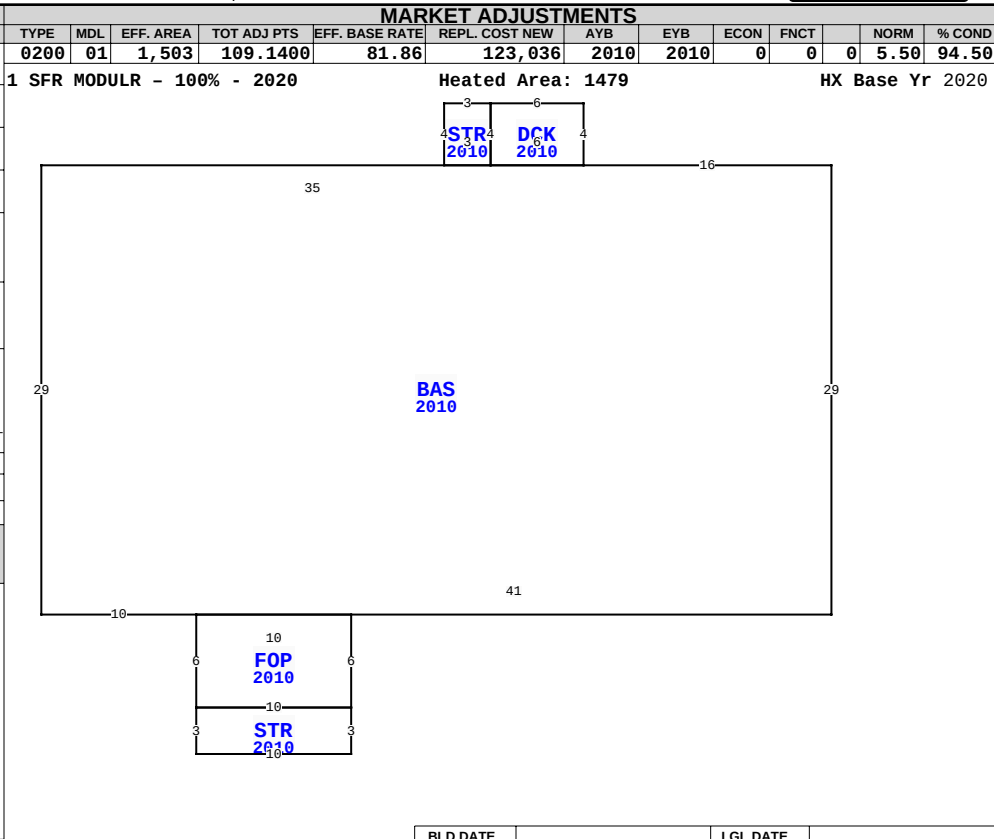
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	114,412
DCK	24	10	2	155
FOP	60	30	18	1,392
STR	12	10	1	77
STR	30	10	3	232
TOTALS	1,605		1,503	116,269

EXTRA FEATURES	
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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	0510	GARAGE WD-	0 100	20	22	440.00	SF	35.00	35.00	100	1980	1980	3	20	3,080	
10	1242	WD DECK A	0 100	24	12	288.00	SF	10.00	10.00	100	2015	2015	3	74	2,131	
11	1242	WD DECK A	0 100	16	20	320.00	SF	10.00	10.00	100	2015	2015	3	74	2,368	
12	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	2015	2015	3	74	1,184	

LAND DESCRIPTION	
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0008	RS-2	0.00	0.00	1.33	AC		1.00	1.00	0.80	90,000.00	72,000.00	95,760							



795 GEIGER RD, FERNANDINA BEACH

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

TOTAL OB/XF	8,763
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			221,679
TOTAL MARKET OB/XF VALUE			8,763
TOTAL LAND VALUE - MARKET			95,760
TOTAL MARKET VALUE			326,202
SOH/AGL Deduction			60,105
ASSESSED VALUE			266,097
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			211,097
TOTAL JUST VALUE			326,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429448	GARAGE	122,328	10/01/2014
B1429248	REPAIR/RRF	13,042	08/01/2014
C23526	C0 ISSUED	0	07/29/2010
E22680	ELEC OTHER	105	06/01/2010
M15377	H/AC	45	06/01/2010
P14325	OTHER	40	06/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2139/1141	8/09/2017	LE U	I	I	11	100	
GRANTOR: MACCHIETTE BARTON & R							
GRANTEE: THURSTON RACHEL MEL							
1667/1911	3/18/2010	WD Q	I	I	03	172,000	
GRANTOR: BOYETT KIM P/R ETAL							
GRANTEE: MACCHIETTE BARTON L							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2010] W16 DCK=[YR=2010] N4W6 STR=[YR=2010] W3S4E3N4S S4E6S W3S S29 E10 FOP=[YR=2010] S6 STR=[YR=2010] S3 E10N3W10S E10N6W10S E41 N29S.	

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