

PT OF LOT 24
IN OR 820/920
RESUB OF LOTS 24 & 25

WEEKS MICHAEL L & LISA M
725 GEIGER ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0024-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	10	ABOVE AVG 100	0100	01	2,198	105.8400	95.52	209,953	1998	1998	0	0	11.50	88.50	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1999													Heated Area: 1833																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	14	CARPET 80														Tax Group: 8										Tax Dist:									
Interior Floo	07	CORK/VTILE 20														BUILDING MARKET VALUE										185,808									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										22,872									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										140,400									
Bedrooms		3 100														TOTAL MARKET VALUE										349,080									
Bathrooms		2 100														SOH/AGL Deduction										168,059									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										181,021									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										131,021									
Occupancy	00	NONE 100	TOTAL JUST VALUE										349,080																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										337,637																						
Quality			03	Quality Level 03																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM			MKT AREA														02																		
NEIGHBORHOOD/LOC			2019.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,833	100	1,833	154,953																															
FGR	575	55	316	26,713																															
FOP	162	30	49	4,142																															
TOTALS			2,570			2,198	185,808																												
EXTRA FEATURES			725 GEIGER RD, FERNANDINA BEACH																																
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	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1998	1998	3	77	1,201																			
2	0810	CONCRETE A	0	100	3	29	87.00	SF	6.50	6.50	100	1998	1998	3	77	435																			
3	0810	CONCRETE A	0	100	17	40	680.00	SF	6.50	6.50	100	1998	1998	3	77	3,403																			
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	77	80																			
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	77	80																			
6	0510	GARAGE WD-	0	100	36	28	1,008.00	SF	35.00	35.00	100	2005	2005	3	44	15,523																			
7	0680	POLE SHED	0	100	32	12	384.00	SF	10.00	10.00	100	2008	2008	3	56	2,150																			
LAND DESCRIPTION			TOTAL OB/XF 22,872																																
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	000100	C	SFR	100		RS-2	117.00	252.00	117.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	140,400																		
REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 08/02/2023 BY SYS																																			