PT OF CASHEN LOTS 24 & 25
(S-8 & 9)
IN OR 2607/1905

CHRISTIANSEN JAMES & VERA L/E/
785 GEIGER RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0024-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

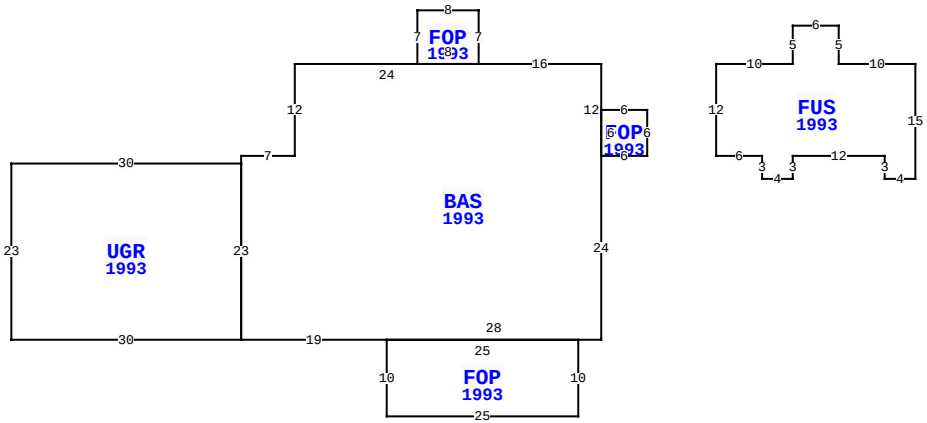
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,608	100	1,608	147,371
FOP	36	30	11	1,008
FOP	56	30	17	1,558
FOP	250	30	75	6,874
FUS	366	100	366	33,544
UGR	690	45	310	28,411
TOTALS	3,006		2,387	218,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	122.3530	110.42	263,573	1978	1983	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1974 HX Base Yr 2022



785 GEIGER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		218,766
TOTAL MARKET OB/XF VALUE		1,164
TOTAL LAND VALUE - MARKET		115,200
TOTAL MARKET VALUE		335,130
SOH/AGL Deduction		0
ASSESSED VALUE		335,130
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		280,130
TOTAL JUST VALUE		335,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1905	12/13/2022	LE	U	I	11	100
GRANTOR: CHRISTIANSEN JAMES M						
GRANTEE: CHRISTIANSEN JAMES						
1746/0557	7/01/2011	WD	Q	I	02	156,000
GRANTOR: BROUSSARD MICHAEL L &						
GRANTEE: CHRISTIANSEN JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N7 W8 S7 E8 $ W24 S12 W7 S1 UGR=[YR=1993] W30 S23 E30 N23 $ S23 E19 FOP=[YR=1993] S10 E25 N10 W25 $ E28 N24 FOP=[YR=1993] E6 N6 W6 S6 $ N12 $ PTR= E15 FUS=[YR=1993] E10 N5 E6 S5 E10 S15 W4 N3 W12 S3 W4 N3 W6 N12 $ W15 $.

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	0810	CONCRETE A	0	100	28	6	168.00	SF	6.50	6.50	100	1989	1989	3	59.5	650	
2	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1999	1999	3	79	514	

LAND DESCRIPTION

TOTAL OB/XF 1,164

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	000100	C	SFR	100		RS-2	128.00	272.00	128.00	FF		1.00	1.00	0.75	1,200.00	900.00	115,200							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 115,200 Market: 0 Agricultural: 0 Common: 115,200 PRINTED 08/02/2023 BY SYS