PT D FERNANDEZ GRANT
SEC 38-2N-28E IN OR 1859/179

GEIGER THOMAS HARRIS SR/GEIGER THOMAS H JR ET AL
95004 CLEMENTS ROAD
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

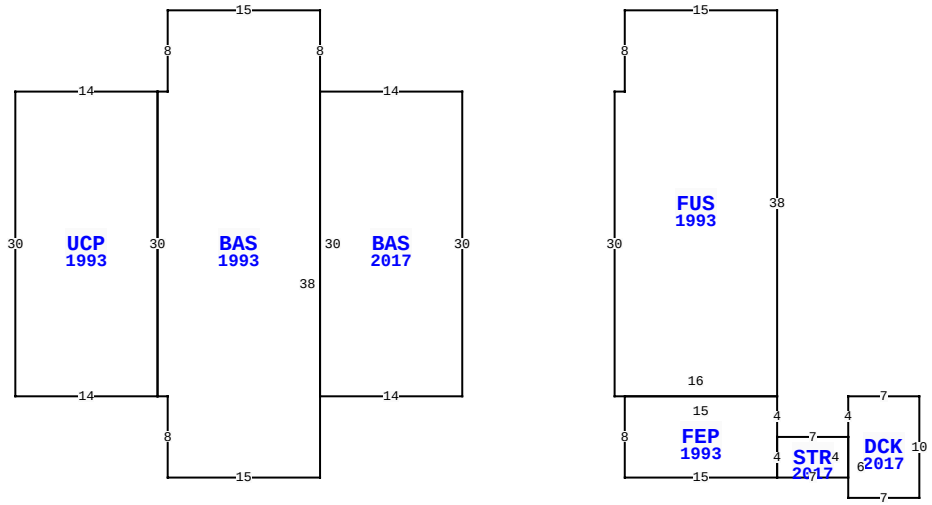
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	50,782
BAS	420	100	420	29,623
DCK	70	10	7	494
FEP	120	80	96	6,771
FUS	600	100	600	42,318
STR	28	10	3	212
UCP	420	20	84	5,924
TOTALS	2,378		1,930	136,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	95.8930	86.54	167,022	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1740 HX Base Yr 2013



95004 CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,123
TOTAL MARKET OB/XF VALUE		2,542
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		363,665
SOH/AGL Deduction		240,143
ASSESSED VALUE		123,522
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,522
TOTAL JUST VALUE		363,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007547	CHNGE SRVC	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1859/0179	4/11/2013	QC	U	I	11	100
GRANTOR: GEIGER THOMAS HARRIS						
GRANTEE: GEIGER THOMAS HARRI						
1377/0002	12/28/2005	WD	U	I	01	100
GRANTOR: GEIGER THOMAS HARRIS						
GRANTEE: GEIGER THOMAS H SR						

BUILDING NOTES

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	0511	GARAGE CB-	0	100	10	12	120.00	SF	26.80	26.80	100	1980	1980	3	35	1,126	
2	0681	POLE SHED	0	100	0	0	472.00	SF	15.00	15.00	100	1980	1980	3	20	1,416	

BUILDING DIMENSIONS

BAS=[YR=2017] W14 BAS=[YR=1993] N8 W15 S8 W1 UCP=[YR=1993] W14 S30 E14 N30$ S30 E1 S8 E15 N38$ S30 E14 N30 $ PTR= E15 FUS=[YR=1993] E1 N8 E15 S38 FEP=[YR=1993] S4 STR=[YR=2017] E7 DCK=[YR=2017] N4 E7 S10 W7 N6$ S4 W7 N4$ S4 W15 N8 E15$ W16 N30$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,542

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	75,000.00	75,000.00	115,500							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	75,000.00	75,000.00	109,500							

REVIEW DATE 03/01/2022 BY KWA Total Acres: 3.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS