

BLOCK P LOT 1
IN OR 2031/770
OAK GROVE SUB #3 PB 3/51

GASKILL JEFFREY RONNIE
714 GEIGER ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000P-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	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1 100	
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
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1,316	105,438
FOP	81	30	24	1,923
PTO	252	5	13	1,041
TOTALS	1,649		1,353	108,402

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0510	GARAGE WD-	0	100	23	22	506.00	SF	35.00	35.00	100	1993	1993	3	20	3,542
2	0810	CONCRETE A	0	100	70	8	560.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,183
3	0681	POLE SHED	0	100	21	24	504.00	SF	15.00	15.00	100	1991	1991	3	20	1,512
4	0810	CONCRETE A	0	100	0	0	248.00	SF	6.50	6.50	100	1970	1970	3	21	339
5	0810	CONCRETE A	0	100	11	2	22.00	SF	6.50	6.50	100	1993	1993	3	66	94

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,353	106.0800	100.78	136,355	1948	1970	0	0	20.50	79.50
1 SINGLE FAM - 100% - 2019											
Heated Area: 1316											
HX Base Yr 2019											
714 GEIGER RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/11/2024											
MLU											

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
35.00	100	1993	1993	3	20	3,542	
6.50	100	1980	1980	3	32.5	1,183	
15.00	100	1991	1991	3	20	1,512	
6.50	100	1970	1970	3	21	339	
6.50	100	1993	1993	3	66	94	

LAND DESCRIPTION		
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		108,402	
TOTAL MARKET OB/XF VALUE		6,670	
TOTAL LAND VALUE - MARKET		156,000	
TOTAL MARKET VALUE		271,072	
SOH/AGL Deduction		126,220	
ASSESSED VALUE		144,852	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		94,852	
TOTAL JUST VALUE		271,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		230,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800963	REPROOF	6,800	01/29/2018
B970593	REPAIR/RRF	2,500	03/01/1997
8807	REPAIR/RRF	3,000	03/31/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2031/0770	3/01/2016	QC	U	I	11	100	
GRANTOR: GASKILL BENJIE DELORE							
GRANTEE: GASKILL JEFFREY RON							
0093/0564	1/01/1969	TA	U	I		9,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W24 PT0=[YR=1993] N3 W18 S14 E18 N11\$ S11 W18 S26 E34 N5 E8 FOP=[YR=1993] E9N9 W9 S9\$ N32\$.			

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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Total Acres: 0.00	Total Land Value: 156,000	Market: 0	Agricultural: 0	Common: 156,000	PRINTED 08/06/2024 BY SYS
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