

LEE LANE LLC
726 GEIGER RD
FERNANDINA BEACH, FL 32034

00-00-30-042D-000P-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall04PLYWOOD 100

Interior Floo14CARPET 70

Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD4 Adjustme03. 100

BUD8 Adjustme05DIST 1A 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2018.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,3681001,36827,234

BAS3451003456,868

FCP624251563,106

FST270651763,504

UOP36025901,792

TOTALS2,9672,13542,504

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONEFNTNORM% CONDDOR

0820022,13594.800066.36141,679198219920070.0030.00

M/H 93- - 0% - 0

Heated Area: 1713HX Base Yr

BAS 2005UOP 2021FST 2021BAS 1993FCP 2021

726 GEIGER RD, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/11/2024MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.0010019821982351.51,803

21242WD DECK A0000216.00SF10.0010.00100202120213932,009

LAND DESCRIPTIONTOTAL OB/XF3,812

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0RSF-2200.00140.00200.00FF1.001.000.701,300.00910.00182,000

REVIEW DATE06/26/2023BYTWTotal Acres: 0.00Total Land Value: 182,000Market: 0Agricultural: 0Common: 182,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE42,504

TOTAL MARKET OB/XF VALUE3,812

TOTAL LAND VALUE - MARKET182,000

TOTAL MARKET VALUE228,316

SOH/AGL Deduction84,495

ASSESSED VALUE143,821

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE143,821

TOTAL JUST VALUE228,316

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE183,453

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2196/17655/11/2018WDQI01100,000

GRANTOR: FOLEY MICHAEL

GRANTEE: LEE LANE LLC

1954/029312/23/2014WDQI0295,000

GRANTOR: CANNON ARTHUR EUGENE

GRANTEE: FOLEY MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2021] W18 UOP=[YR=2021] W24 BAS=[YR=2005] W23 S15
BAS=[YR=1993] W18 S24 E57 FCP=[YR=2021] E26 N24 W26 S24\$ N24
W39\$ E23 N15\$ S15 E24 N15\$ S15 E18 N15\$.