PT OF LOT 19 (S-2)
E 300 FT OF LOT 19
EX N 165 FT (LESS R/W)

MCCOLLUM RANDE
795 GEIGER RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0019-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GEIGER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,400
TOTAL MARKET VALUE	101,400
SOH/AGL Deduction	44,871
ASSESSED VALUE	56,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,529
TOTAL JUST VALUE	101,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2715/1823	6/03/2024	QC	U	V	11	100
GRANTOR: MCCOLLUM RANDE						
GRANTEE: MCCOLLUM RANDE						
2139/1141	8/09/2017	LE	U	V	11	100
GRANTOR: MACCHIETTE BARTON & R						
GRANTEE: THURSTON RACHEL MEL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0008	RSF-2	104.00	300.00	104.00	FF		1.00	1.00	0.75	1,300.00	975.00	101,400							

REVIEW DATE 04/11/2024 BY MLU Total Acres: 0.00 Total Land Value: 101,400 Market: 0 Agricultural: 0 Common: 101,400 PRINTED 08/06/2024 BY SYS