LOT E 92.5FT OF S1/2 OF 23
IN OR 2546/45
CASHEN GRANT SUB SEC 30-3N-28E

HUNT SCOTT CURTIS & KIMBERLY A
713 GEIGER RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

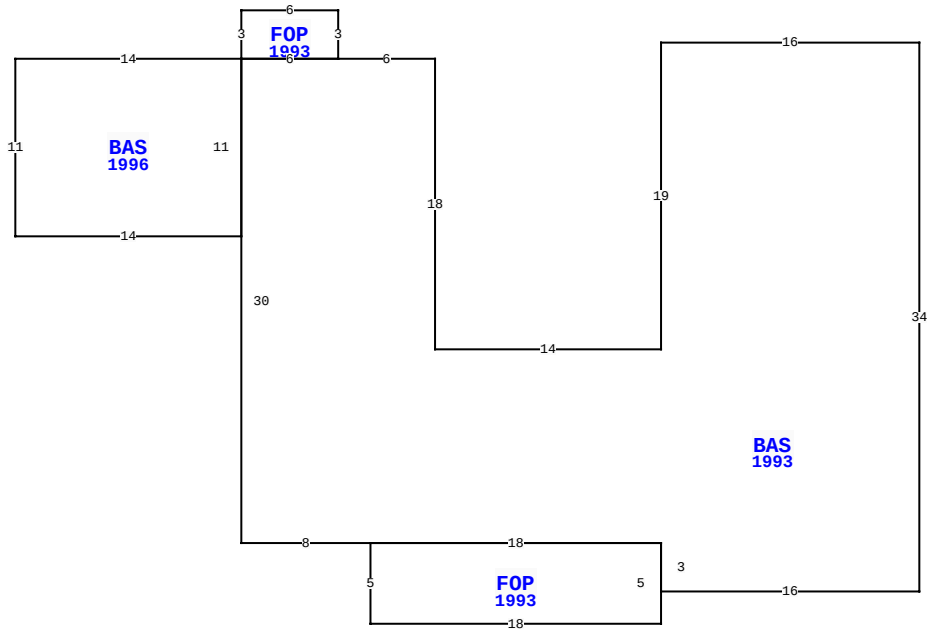
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,072	100	1,072	140,006
BAS	154	100	154	20,113
FOP	18	30	5	653
FOP	90	30	27	3,526
TOTALS	1,334		1,258	164,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,258	114.8160	143.52	180,548	1942	2010	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2023 Heated Area: 1226 HX Base Yr 2023



713 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		164,299
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		120,900
TOTAL MARKET VALUE		286,159
SOH/AGL Deduction		87,307
ASSESSED VALUE		198,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,852
TOTAL JUST VALUE		286,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961662	H/AC	6,500	07/16/1996
B9602839	ADDITION	6,100	04/01/1996
E962753	NEW CONSTR	85	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0045	3/09/2022	WD	Q	I	01	324,500
GRANTOR: DS INVESTMENTS GROUP						
GRANTEE: HUNT SCOTT CURTIS &						
2429/0734	1/15/2021	WD	U	I	37	150,000
GRANTOR: HENRY BUYS HOMES LLC						
GRANTEE: DS INVESTMENTS GROU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S19 W14 N18 W6 FOP=[YR=1993] N3 W6 S3
BAS=[YR=1996] W14 S11 E14 N11 $ E6 $ W6 S30 E8 FOP=[YR=1993]
S5 E18 N5 W18 $ E18 S3 E16 N34 $.

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	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1985	1985	3	20	420	
2	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	100	2000	2000	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 960

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		RSF-2	93.00	252.00	93.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	120,900							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 120,900 Market: 0 Agricultural: 0 Common: 120,900 PRINTED 08/06/2024 BY SYS