PT OF LOT 30 (S-1)
IN OR 651 PG 184
SUB OF SEC 30 PB 1/5

GILL CECIL ALVIN
770 GEIGER ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

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	82,875
TOTAL MARKET VALUE	82,875
SOH/AGL Deduction	52,073
ASSESSED VALUE	30,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,802
TOTAL JUST VALUE	82,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0651/0184	3/06/1992	QC	U	I	06	15,000
GRANTOR: MITCHELL LAVERNE C G						
GRANTEE: GILL CECIL ALVIN						
0445/0783	2/01/1985	FS	U	I		100
GRANTOR:						
GRANTEE:						

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		RSF-2	85.00	178.00	85.00	FF		1.00	1.00	0.75	1,300.00	975.00	82,875							

REVIEW DATE 04/11/2024 BY MLU Total Acres: 0.00 Total Land Value: 82,875 Market: 0 Agricultural: 0 Common: 82,875 PRINTED 08/06/2024 BY SYS