PT OF LOT 30
IN OR 393 PG 469
R359710 & R359711

**BARNARD DENISE R**
762 GEIGER RD
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0800-0030-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

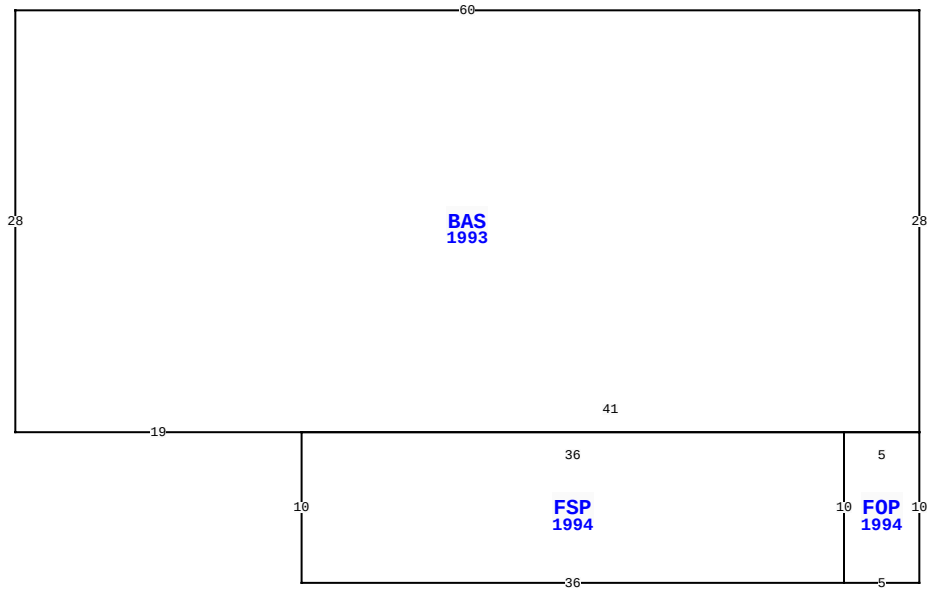
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 70 |
| Interior Wall | 08 | DECORATIVE 30 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2018.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 66,809 |
| FOP | 50 | 30 | 15 | 597 |
| FSP | 360 | 60 | 216 | 8,590 |
| TOTALS | 2,090 | | 1,911 | 75,995 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,911 | 123.5000 | 86.45 | 165,206 | 1985 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 93- – 100% - 1984 Heated Area: 1680 HX Base Yr 1984




762 GEIGER RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 07/23/2014 KK | 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 | | 75,995 |
| TOTAL MARKET OB/XF VALUE | | 1,536 |
| TOTAL LAND VALUE - MARKET | | 162,500 |
| TOTAL MARKET VALUE | | 240,031 |
| SOH/AGL Deduction | | 156,447 |
| ASSESSED VALUE | | 83,584 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 33,584 |
| TOTAL JUST VALUE | | 240,031 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,175 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0393/0469 | 7/01/1983 | WD | Q | I | | 7,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E19 FSP=[YR=1994] S10 E36
FOP=[YR=1994] E5 N10 W5 S10 $ N10 W36 $ E41 N28 $ .

## 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 | 1242 | WD DECK A | 0 | 100 | 10 | 14 | 140.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 280 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 4 | 32.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 64 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 596.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 1,192 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,536

| 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 | 000102 | C | SFR/MH | 100 | 0002 | RSF- | 2125.00 | 178.00 | 125.00 | FF | | 1.00 | 1.00 | 1.00 | 1,300.00 | 1,300.00 | 162,500 | | | | | | | |

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 08/06/2024 BY SYS