5-2N-28 S-1 OF LOT 92
IN OR 634/919
OCEAN BREEZE FARMS PB 2/19

GIESEKE LELA K
2622 MIDWAY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0092-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

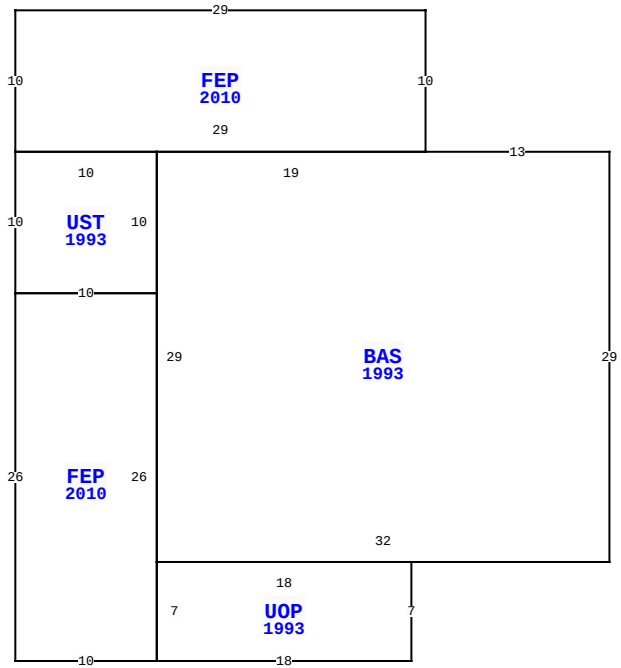
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1993	928	72,270
FEP	260	80	2010	208	16,198
FEP	290	80	2010	232	18,067
UOP	126	20	1993	25	1,947
UST	100	45	1993	45	3,504
TOTALS	1,704			1,438	111,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	122.4132	122.41	176,026	1957	1960	0	0	0	36.38	63.62

1 SINGLE FAM – 100% - 1990 Heated Area: 928 HX Base Yr 1990



2622 MIDWAY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		111,988
TOTAL MARKET OB/XF VALUE		9,798
TOTAL LAND VALUE - MARKET		335,235
TOTAL MARKET VALUE		457,021
SOH/AGL Deduction		378,940
ASSESSED VALUE		78,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,359
TOTAL JUST VALUE		457,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327948	CPT20X20	8,124	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0673/0085	12/31/1992	QC	U	I	10	100
GRANTOR: RENSHAW ARTHUR E						
GRANTEE: RENSHAW ANNA D						
0634/0919	8/27/1991	QC	Q	I	06	15,000
GRANTOR: FRENCH DEAN D						
GRANTEE: GIESEKE LELA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FEP=[YR=2010] N10 W29 S10 UST=[YR=1993] S10 FEP=[YR=2010] S26 E10 UOP=[YR=1993] E18 N7W18 S7$ N26 W10$ E10 N10 W10$ E29$ W19 S29 E32 N29$.

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	0	0	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	
2	0810	CONCRETE A	0	100	0	0	361.00	SF	6.50	6.50	100	1985	1985	3	44	1,032	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	1990	1990	3	20	878	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	1995	1995	3	20	720	
5	0940	SHEDS/PORT	0	100	10	18	180.00	SF	30.00	30.00	100	1995	1995	3	20	1,080	
6	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2014	2014	3	60	3,120	
7	0810	CONCRETE A	0	100	10	25	250.00	SF	6.50	6.50	100	2014	2014	3	94	1,528	

LAND DESCRIPTION

TOTAL OB/XF 9,798

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	RES	100		CG	128.00	153.00	28,171.00	SF		1.00	1.00	0.70	17.00	11.90	335,235							

REVIEW DATE 01/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 335,235 Market: 0 Agricultural: 0 Common: 335,235 PRINTED 07/30/2025 BY SYS