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

2025

00-00-30-0800-0023-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

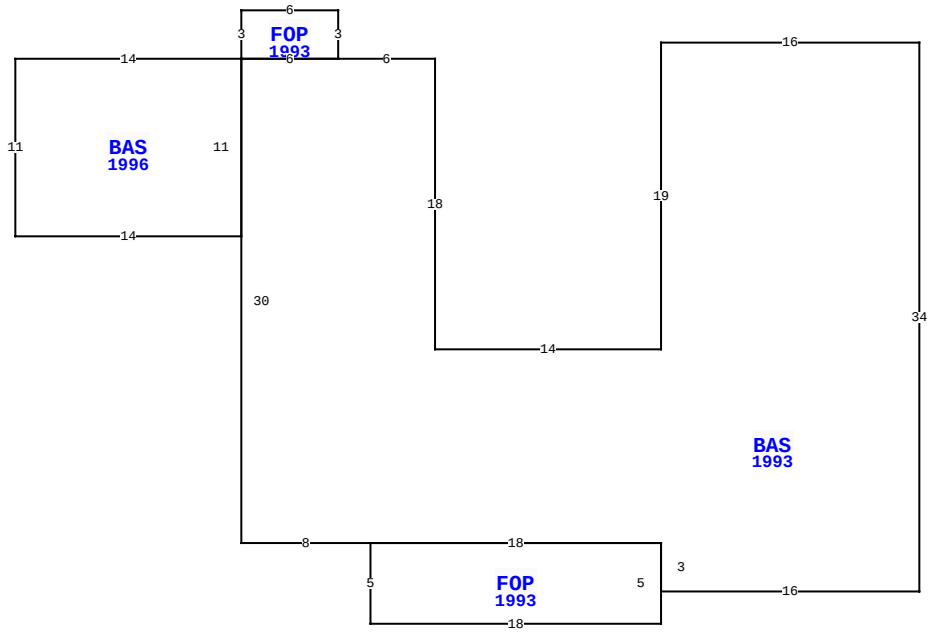
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1993	1,072	146,712
BAS	154	100	1996	154	21,076
FOP	18	30	1993	5	684
FOP	90	30	1993	27	3,695
TOTALS	1,334			1,258	172,168

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	151.56	190,662	1942	2010	0	0	0	9.70	90.30

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		172,168
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		120,900
TOTAL MARKET VALUE		294,028
SOH/AGL Deduction		89,409
ASSESSED VALUE		204,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,897
TOTAL JUST VALUE		294,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,159

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	RES	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 07/30/2025 BY SYS