PT LOT 24 & 25 (S-2&3)
IN OR 2411/1516
SUB OF SEC 30 PB 1/5

HAIR WANDA K & STEVEN G
737 GEIGER ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0024-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

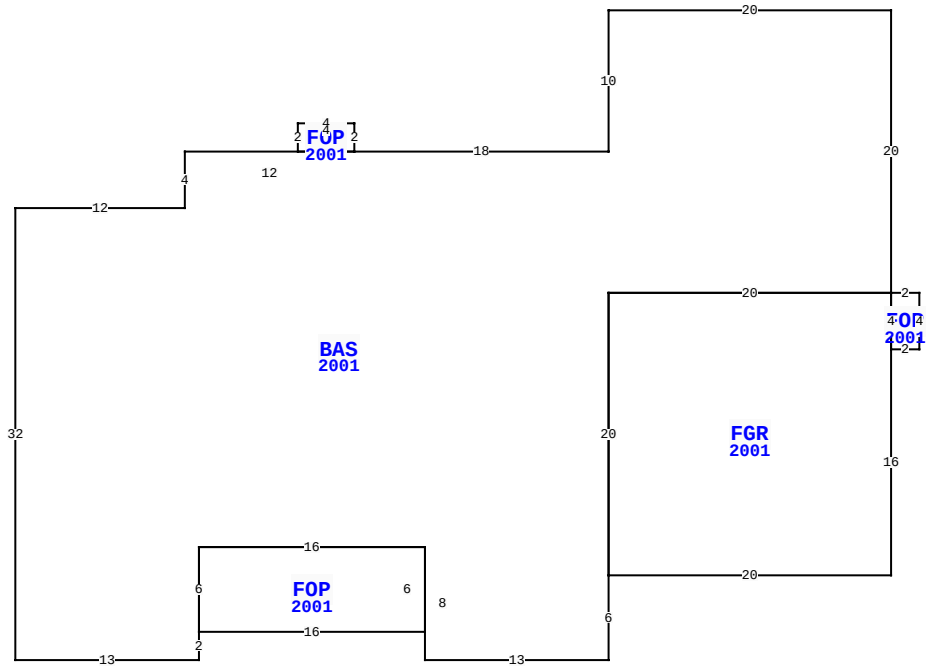
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,736	100	2001	1,736	234,952
FGR	400	55	2001	220	29,775
FOP	8	30	2001	2	271
FOP	8	30	2001	2	271
FOP	96	30	2001	29	3,925
TOTALS	2,248			1,989	269,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,989	109.0740	143.98	286,376	2001	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2021 Heated Area: 1736 HX Base Yr 2021



737 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		269,193
TOTAL MARKET OB/XF VALUE		27,579
TOTAL LAND VALUE - MARKET		243,360
TOTAL MARKET VALUE		540,132
SOH/AGL Deduction		413,186
ASSESSED VALUE		126,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,224
TOTAL JUST VALUE		540,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018488	NEW CONSTR	101,750	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1516	11/24/2020	WD	Q	I	01	391,000
GRANTOR: BROWN KIMBERLY S & AN						
GRANTEE: HAIR WANDA K & STEV						
1697/0430	8/26/2010	QC	U	I	11	100
GRANTOR: BROWN KIMBERLY S & AN						
GRANTEE: BROWN KIMBERLY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 S10 W18 FOP=[YR=2001] N2 W4 S2 E4 $ W12 S4 W12 S32 E13 N2 FOP=[YR=2001] E16 N6 W16 S6 $ N6 E16 S8 E13 N6 FGR=[YR=2001] E20 N16 FOP=[YR=2001] E2 N4 W2 S4 $ N4 W20 S20 $ N20 E20 N20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46	
3	0201	BARN WD 10	0	100	40	36	1,440.00	SF	19.55	19.55	100	2005	2005	3	36	10,135	
4	0940	SHEDS/PORT	0	100	11	19	209.00	SF	30.00	30.00	100	2005	2005	3	22	1,379	
5	0810	CONCRETE A	0	100	0	0	592.00	SF	6.50	6.50	100	2005	2005	3	84	3,232	
6	0200	BARN WD 0-	0	100	0	0	864.00	SF	20.00	20.00	100	2005	2005	3	36	6,221	
7	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	
8	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2001	2001	3	79	2,568	
9	0351	CARPORT MT	0	100	34	11	374.00	SF	5.90	5.90	100	2006	2006	3	24	530	

LAND DESCRIPTION

TOTAL OB/XF 27,579

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-	234.00	252.00	234.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	243,360							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 243,360 Market: 0 Agricultural: 0 Common: 243,360 PRINTED 07/30/2025 BY SYS