

**CHRISTIANSEN JAMES & VERA L/E/
785 GEIGER RD
FERNANDINA BEACH, FL 32034**

00-00-30-0800-0024-0080



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1.5 1.5 100
0 100

05DIST 1A 100

00NONE 100

05Quality Level 05

0100SINGLE FAMILY

MKT AREA02

NEIGHBORHOOD/LOC2019.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,60810019931,608162,310

FOP36301993111,110

FOP56301993171,716

FOP250301993757,570

FUS366100199336636,944

UGR69045199331031,291

TOTALS3,0062,387240,940

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0100286168.00SF6.506.5010019891989354.5595

20810CONCRETE A01001010100.00SF6.506.5010019991999375488

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTH TOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES100RSF-2128.00272.00128.00FF1.001.000.751,300.00975.00124,800

REVIEW DATE08/02/2022BYKBA Total Acres: 0.00Total Land Value: 124,800Market: 0Agricultural: 0Common: 124,800PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYB ECON FNCTNORM % COND

0100012,387122.3530122.35292,049197819830017.5082.50

1 SINGLE FAM - 100% - 2022Heated Area: 1974HX Base Yr 2022

2330724121224242810102525

UGR1993BAS1993FOP1993

1266FUS1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATERO4/11/2024MLU

785 GEIGER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE240,940

TOTAL MARKET OB/XF VALUE1,083

TOTAL LAND VALUE - MARKET124,800

TOTAL MARKET VALUE366,823

SOH/AGL Deduction11,629

ASSESSED VALUE355,194

TOTAL EXEMPTION VALUEHX HB DX55,722

BASE TAXABLE VALUE299,472

TOTAL JUST VALUE366,823

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE355,525

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2607/190512/13/2022LEUII11100

GRANTOR: CHRISTIANSEN JAMES M

GRANTEE: CHRISTIANSEN JAMES

1746/05577/01/2011WDQII02156,000

GRANTOR: BROUSSARD MICHAEL L &

GRANTEE: CHRISTIANSEN JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N7 W8 S7 E8 \$ W24 S12 W7 S1 UGR=[YR=1993] W30 S23 E30 N23 \$ S23 E19 FOP=[YR=1993] S10 E25 N10 W25 \$ E28 N24 FOP=[YR=1993] E6 N6 W6 S6 \$ N12 \$ PTR=E15 FUS=[YR=1993] E10 N5 E6 S5 E10 S15 W4 N3 W12 S3 W4 N3 W6 N12 \$ W15 \$.