PT OF LOT 25(S-4 + 5)
RESUB OF LOTS 24 + 25
IN OR 2406/402

COOK ALFRED B IV
P O BOX 16931
FERNANDINA BEACH, FL 32035

2025

00-00-30-0800-0025-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

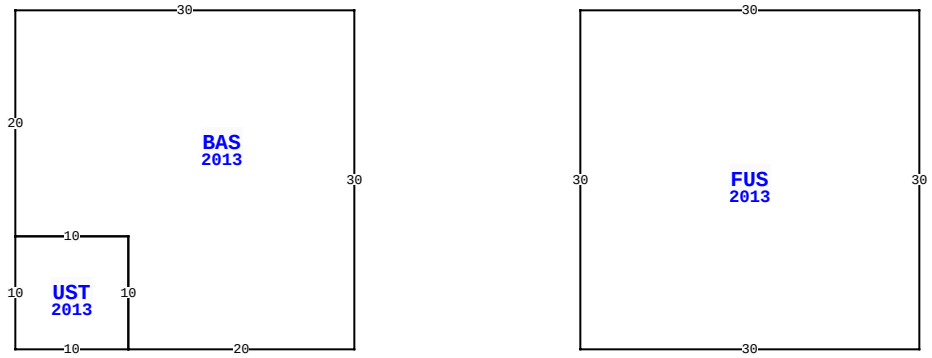
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2013	800	106,350
FUS	900	100	2013	900	119,643
UST	100	45	2013	45	5,982
TOTALS	1,800			1,745	231,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,745	108.0000	142.56	248,767	2001	2010	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2021 Heated Area: 1700 HX Base Yr 2021



761 GEIGER RD, FERNANDINA BEACH

BLD DATE	07/22/2013 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		258,780
TOTAL MARKET OB/XF VALUE		2,357
TOTAL LAND VALUE - MARKET		225,680
TOTAL MARKET VALUE		486,817
SOH/AGL Deduction		141,842
ASSESSED VALUE		344,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,253
TOTAL JUST VALUE		486,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2101161	GARAGE	0	05/01/2021
B0007734	NEW CONSTR	57,000	11/01/2000
P00-4376	NEW CONSTR	0	11/01/2000
R00-2863	REPAIR/RRF	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0402	11/03/2020	WD	U	I	30	280,000
GRANTOR: COOK PATRICIA E						
GRANTEE: COOK ALFRED B IV						
0615/0243	12/26/1990	WD	Q	I	01	100
GRANTOR: COOK ALFRED B III						
GRANTEE: COOK PATRICIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 S20 UST=[YR=2013] S10 E10 N10 W10$ E10 S10 E20 N30$ PTR=E20 FUS=[YR=2013] E30 S30 W30 N30$ W20$.

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	0810	CONCRETE A	0	100	0	0	366.00	SF	6.50	6.50	100	2001	2001	3	79	1,879	
2	1242	WD DECK A	0	100	6	16	96.00	SF	13.50	13.50	100	2001	2001	3	20	259	
3	1241	WD DECK G	0	100	17	4	68.00	UT	11.50	11.50	100	2001	2001	3	28	219	

LAND DESCRIPTION

TOTAL OB/XF 2,357

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-	217.00	252.00	217.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	225,680							

REVIEW DATE 12/14/2021 BY DJ Total Acres: 0.00 Total Land Value: 225,680 Market: 0 Agricultural: 0 Common: 225,680 PRINTED 07/30/2025 BY SYS

PT OF LOT 25(S-4 + 5)
RESUB OF LOTS 24 + 25
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2025

00-00-30-0800-0025-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

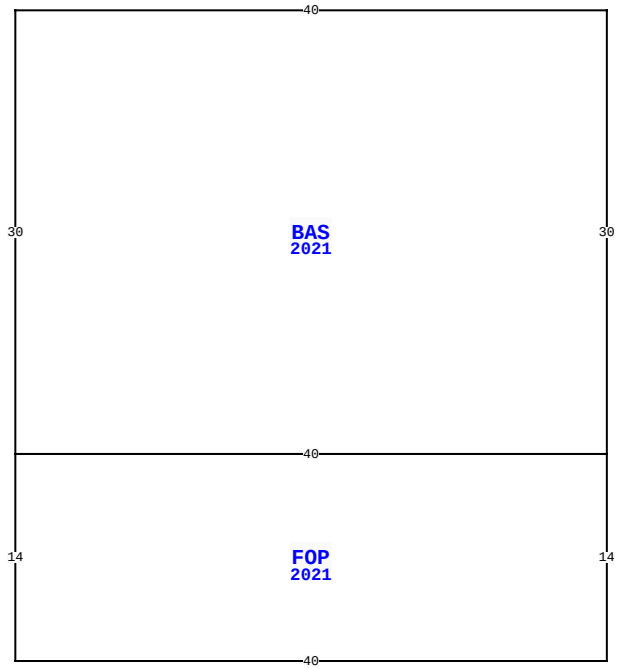
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	23,513
FOP	560	30	2021	168	3,292
TOTALS	1,760			1,368	26,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,368	54.6000	20.20	27,634	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



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0615/0243	12/26/1990	WD	Q	I	01	100
GRANTOR: COOK ALFRED B III						
GRANTEE: COOK PATRICIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 FOP=[YR=2021] S14 E40 N14 W40$ E40 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/14/2021 BY DJ Total Acres: 0.00 Total Land Value: 225,680 Market: 0 Agricultural: 0 Common: 225,680 PRINTED 07/30/2025 BY SYS