PT OF LOT 30 (S-2)
IN OR 2798/1234
SUB OF SEC 30 PB 1/5

GILL CECIL A L/E/
770 GEIGER ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0030-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

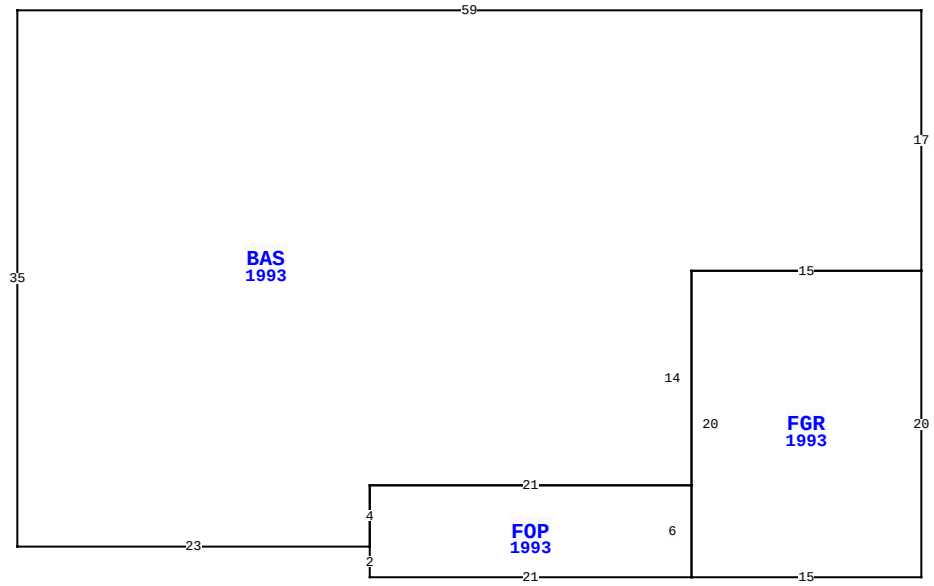
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1993	1,711	152,117
FGR	300	55	1993	165	14,669
FOP	126	30	1993	38	3,379
TOTALS	2,137			1,914	170,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	109.7600	109.76	210,081	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1711 HX Base Yr 1974



770 GEIGER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		170,166
TOTAL MARKET OB/XF VALUE		2,258
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		289,424
SOH/AGL Deduction		162,764
ASSESSED VALUE		126,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,938
TOTAL JUST VALUE		289,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1234	5/30/2025	QC	U	I	11	100
GRANTOR: GILL CECIL A						
GRANTEE: WYNN DIEDRA F						
1646/0500	10/26/2009	QC	U	I	30	100
GRANTOR: GILL KATHERINE R						
GRANTEE: GILL CECIL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 S35 E23 FOP=[YR=1993] S2 E21 FGR=[YR=1993] E15 N20 W15 S20 $ N6 W21 S4 $ N4 E21 N14 E15 N17 $.

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	0510	GARAGE WD-	0	100	0	0	240.00	SF	35.00	35.00	100	1980	1980	3	20	1,680	
2	0681	POLE SHED	0	100	0	0	154.00	SF	15.00	15.00	100	1998	1998	3	25	578	

LAND DESCRIPTION

TOTAL OB/XF 2,258

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	90.00	178.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS