PT OF LOT 30
IN OR 393 PG 469
R359710 & R359711

BARNARD DENISE R
762 GEIGER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0030-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

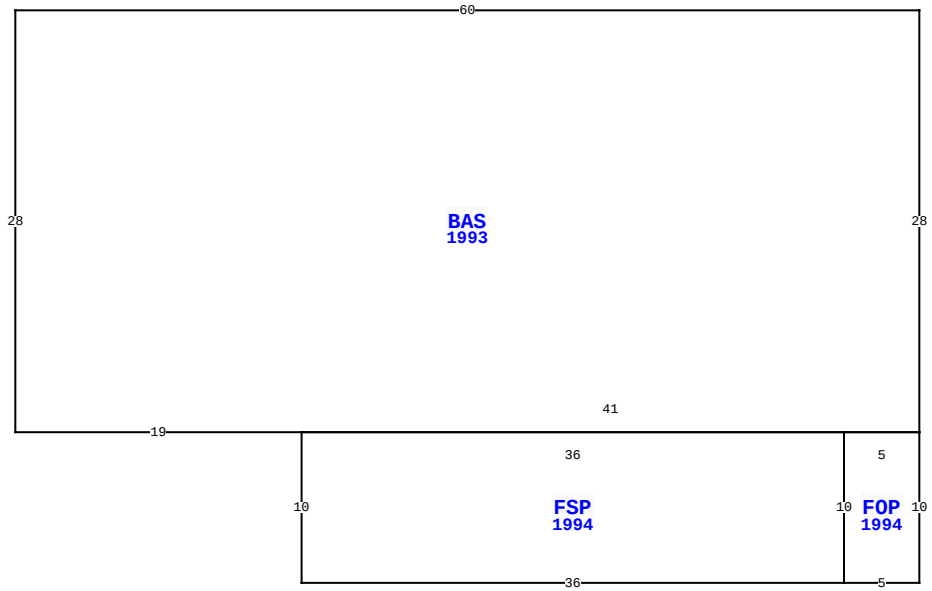
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,680	100	1993	1,680	73,033
FOP	50	30	1994	15	652
FSP	360	60	1994	216	9,390
TOTALS	2,090			1,911	83,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,911	123.5000	98.80	188,807	1985	2000	0	0	0	56.00	44.00

1 M/H 93- – 100% - 1984 Heated Area: 1680 HX Base Yr 1984



762 GEIGER RD, FERNANDINA BEACH

BLD DATE	07/23/2014 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		83,075
TOTAL MARKET OB/XF VALUE		1,536
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		247,111
SOH/AGL Deduction		161,103
ASSESSED VALUE		86,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,286
TOTAL JUST VALUE		247,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0393/0469	7/01/1983	WD	Q	I		7,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E19 FSP=[YR=1994] S10 E36
FOP=[YR=1994] E5 N10 W5 S10 $ N10 W36 $ E41 N28 $.

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	1242	WD DECK A	0	100	10	14	140.00	SF	10.00	10.00	100	1986	1986	3	20	280	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1993	1993	3	20	64	
3	1242	WD DECK A	0	100	0	0	596.00	SF	10.00	10.00	100	2001	2001	3	20	1,192	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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	0002	RSF-	125.00	178.00	125.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	162,500							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/30/2025 BY SYS