BLOCK 39 LOT W1/2 OF 8 &
E 5 FT OF 1 OR 803/1870
CITY OF FDNA BEACH

GEIB DOUGLAS J & KIMBERLY N
612 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0039-0082

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

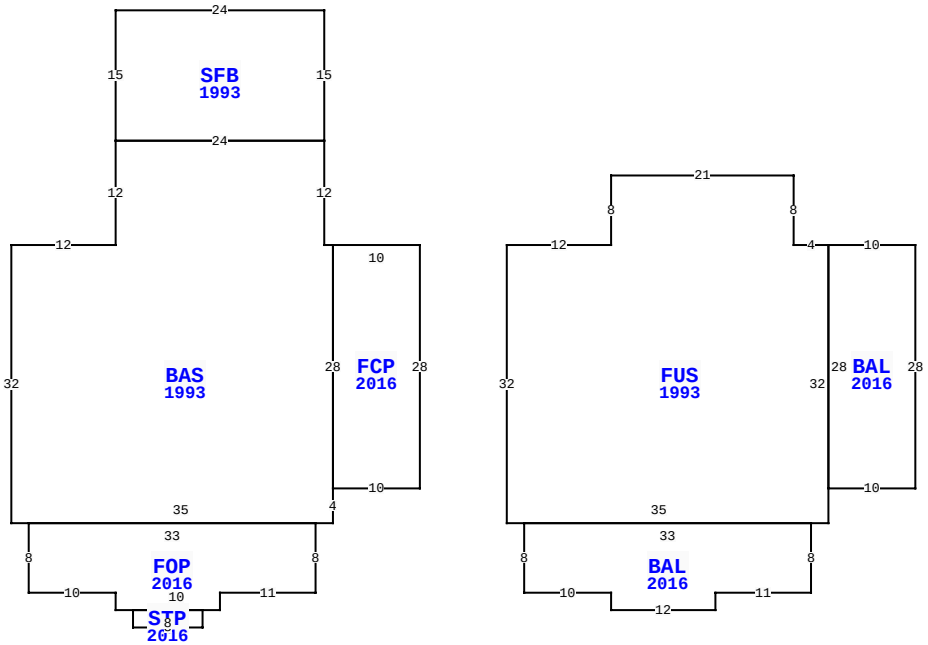
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	280	15	2016	42	10,186
BAL	288	15	2016	43	10,429
BAS	1,472	100	1993	1,472	357,011
FCP	280	25	2016	70	16,978
FOP	288	30	2016	86	20,858
FUS	1,352	100	1993	1,352	327,907
SFB	360	80	1993	288	69,850
STP	16	10	2016	2	485
TOTALS	4,336			3,355	813,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,355	173.4476	274.05	919,438	1860	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 1998 Heated Area: 3112 HX Base Yr 1998



612 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		813,703
TOTAL MARKET OB/XF VALUE		13,199
TOTAL LAND VALUE - MARKET		261,250
TOTAL MARKET VALUE		1,088,152
SOH/AGL Deduction		774,735
ASSESSED VALUE		313,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,695
TOTAL JUST VALUE		1,088,152
NCON VALUE		65,272
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	Interior remodel	260,000	12/12/2023
20160449	REMODEL	17,295	02/19/2016
20111944	ELEC OTHER	250	10/27/2011
20111290	174 SHED & ROOF	4,000	08/02/2011
20111203	DEMOLISH SHED	500	07/22/2011
20091178	REMODEL	500	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/1870	8/21/1997	WD	Q	I		208,000
GRANTOR: LEIGH ERNEST JR & C						
GRANTEE: GEIB DOUGLAS & KIMB						
0528/0064	10/05/1987	WD	Q	I		85,000
GRANTOR: WOODLE CARL & PATSY						
GRANTEE: LEIGH ERNEST JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 SFB=[YR=1993] N15 W24 S15 E24 $ W24 S12 W12 S32 E2 FOP=[YR=2016] S8 E10 S2 E2 STP=[YR=2016] S2 E8 N2 W8$ E10 N2 E11 N8 W33$ E35N4 FCP=[YR=2016] E10 N28 W10 S28$ N28$ PTR= E20 FUS=[YR=1993] E12 N8 E21 S8E4 BAL=[YR=2016] E10 S28 W10 N28$ S32 W2 BAL=[YR=2016] S8 W11 S2 W12 N2 W10 N8 E33$ W35 N32$ 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	9	16	144.00	SF	6.50	6.50	100	1960	1960	3	20	187	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	1,360	
3	0940	SHEDS/PORT	0	100	15	12	180.00	SF	57.00	57.00	100	2012	2012	3	50	5,130	
4	0810	CONCRETE A	0	100	0	0	391.00	SF	6.50	6.50	100	1993	1993	3	64	1,627	
5	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	1993	1993	3	64	666	
6	1127	BRICK 8"	0	100	0	0	186.00	SF	11.00	11.00	100	2016	2016	3	99	2,026	
7	0825	BRICK	0	100	10	6	60.00	SF	12.50	12.50	100	2016	2016	3	99	743	
8	0825	BRICK	0	100	59	2	118.00	SF	12.50	12.50	100	2016	2016	3	99	1,460	

LAND DESCRIPTION

TOTAL OB/XF 13,199

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	0003	R-2	55.00	100.00	55.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	261,250							

REVIEW DATE 11/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 261,250 Market: 0 Agricultural: 0 Common: 261,250 PRINTED 07/30/2025 BY SYS