PT D FERNANDEZ GRANT
SEC 38-2N-28E IN OR 1859/179
ESMT IN OR 2380-1115

GEIGER THOMAS HARRIS SR/GEIGER THOMAS H JR ET AL
95004 CLEMENTS ROAD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0000-0003-0020

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 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

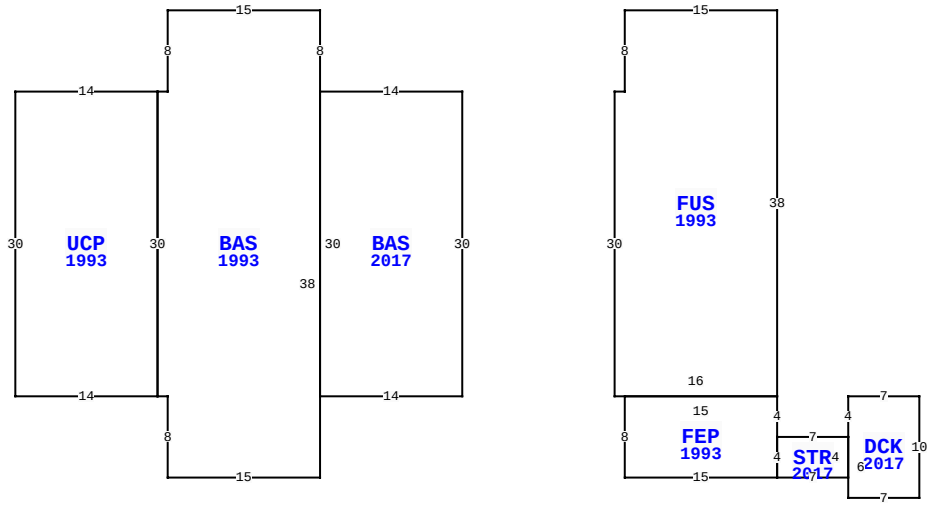
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	55,923
BAS	420	100	2017	420	32,622
DCK	70	10	2017	7	544
FEP	120	80	1993	96	7,456
FUS	600	100	1993	600	46,603
STR	28	10	2017	3	233
UCP	420	20	1993	84	6,525
TOTALS	2,378			1,930	149,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	95.8930	95.89	185,068	1977	1977	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1740 HX Base Yr 2013



95004 CLEMENTS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,905
TOTAL MARKET OB/XF VALUE		2,381
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		452,286
SOH/AGL Deduction		321,368
ASSESSED VALUE		130,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,196
TOTAL JUST VALUE		452,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007547	CHNGE SRVC	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1859/0179	4/11/2013	QC	U	I	11	100
GRANTOR: GEIGER THOMAS HARRIS						
GRANTEE: GEIGER THOMAS HARRI						
1377/0002	12/28/2005	WD	Q	I	01	100
GRANTOR: GEIGER THOMAS HARRIS						
GRANTEE: GEIGER THOMAS H SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 BAS=[YR=1993] N8 W15 S8 W1 UCP=[YR=1993] W14 S30 E14 N30$ S30 E1 S8 E15 N38$ S30 E14 N30 $ PTR= E15 FUS=[YR=1993] E1 N8 E15 S38 FEP=[YR=1993] S4 STR=[YR=2017] E7 DCK=[YR=2017] N4 E7 S10 W7 N6$ S4 W7 N4$ S4 W15 N8 E15$ W16 N30$ W15 $.

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	0511	GARAGE CB-	0	100	10	12	120.00	SF	26.80	26.80	100	1980	1980	3	30	965	
2	0681	POLE SHED	0	100	0	0	472.00	SF	15.00	15.00	100	1980	1980	3	20	1,416	

LAND DESCRIPTION

TOTAL OB/XF 2,381

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	0005	OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	100,000.00	100,000.00	154,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	100,000.00	100,000.00	146,000							

REVIEW DATE 03/01/2022 BY KWA Total Acres: 3.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS