PT OF LOT 24
IN OR 2682/1474
RESUB OF LOTS 24 & 25

WEEKS MICHAEL L & LISA M L/E/
725 GEIGER ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0024-0010

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 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

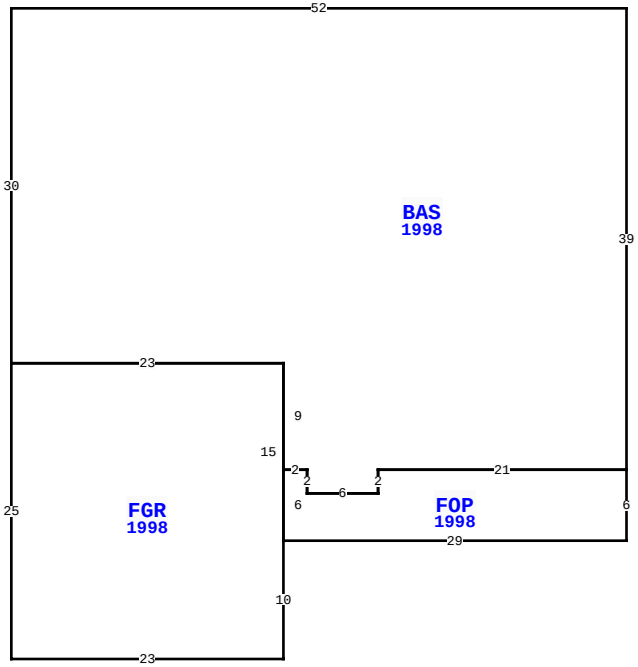
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1998	1,833	177,220
FGR	575	55	1998	316	30,552
FOP	162	30	1998	49	4,737
TOTALS	2,570			2,198	212,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	105.8400	111.13	244,264	1998	1998	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 1999 Heated Area: 1833 HX Base Yr 1999



725 GEIGER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,510
TOTAL MARKET OB/XF VALUE		12,980
TOTAL LAND VALUE - MARKET		234,000
TOTAL MARKET VALUE		459,490
SOH/AGL Deduction		262,451
ASSESSED VALUE		197,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,628
TOTAL JUST VALUE		459,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804855	NEW CONSTR	98,000	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1474	12/05/2023	LE	U	I	11	100
GRANTOR: WEEKS MICHAEL L & LIS						
GRANTEE: WEEKS MICHAEL RYAN						
0820/0920	1/22/2998	WD	Q	V		20,000
GRANTOR: POTTS HERBERT M P/R F						
GRANTEE: WEEKS MICHAEL L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S30 FGR=[YR=1998] S25 E23 N10 FOP=[YR=1998] E29 N6 W21 S2 W6 N2 W2 S6 $ N15 W23 $ E23 S9 E2 S2 E6 N2 E21 N39 $.

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
6	0510	GARAGE WD-	0	100	36	28	1,008.00	SF	35.00	35.00	100	2005	2005	3	32	11,290	
7	0680	POLE SHED	0	100	32	12	384.00	SF	10.00	10.00	100	2008	2008	3	44	1,690	

LAND DESCRIPTION

TOTAL OB/XF 12,980

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-	2117.00	252.00	117.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	234,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 07/09/2026 BY SYS