

MASON JOHN W & PATRICIA C
1717 GEDDES LN
FERNANDINA BEACH, FL 32034

00-00-31-102P-0007-0090

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

08

ABOVE AVG 100
IRREGULAR 100

Roof Cover

12

MODULAR MT 70

Roof Cover

03

COMP SHNGL 30

Interior Wall

05

DRYWALL 100

Interior Floor

12

HARDWOOD 80

Interior Floor

15

HARDTILE 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

3

100

Frame Stories Units

02

WOOD FRAME 100
1.5 100
0 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,897

100

1,897

288,803

DCX

84

15

13

1,979

FGR

617

55

339

51,610

FOP

8

30

2

305

FOP

373

30

112

17,051

FOP

105

30

32

4,871

FSP

320

40

128

19,487

FUS

888

100

888

135,190

PTO

270

5

14

2,132

UOP

520

20

104

15,833

TOTALS

5,387

3,610

549,592

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500

01

3,610

116.1270

165.48

597,383

2003

2005

0

0

8.00

92.00

1 SFR CUST - 100% - 2013

Heated Area: 2785

HX Base Yr 2013

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

549,592

TOTAL MARKET OB/XF VALUE

8,246

TOTAL LAND VALUE - MARKET

135,000

TOTAL MARKET VALUE

692,838

SOH/AGL Deduction

299,130

ASSESSED VALUE

393,708

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

343,708

TOTAL JUST VALUE

692,838

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

647,774

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20111047

GAS

450

06/24/2011

20110843

REMODEL

900

06/01/2011

20110827

ELEC OTHER

1,500

05/31/2011

20110567

ADDITION

35,000

03/25/2011

20020210

NEW CONSTR

284,000

02/08/2002

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

1644/0703

10/19/2009

WD

Q

I

01

449,000

GRANTOR: MCCLELLAN JOHN PATRIC

GRANTEE: MASON JOHN W & PATR

1043/0084

3/12/2002

WD

Q

V

55,000

GRANTOR: HOMETOWN NEIGHBORHOOD

GRANTEE: MCCLELLAN JOHN PATR

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W15 FGR=[YR=2004] W25 FOP=[YR=2004] W5S21E5
FOP=[YR=2003] S4 BAS=[YR=2003] S57 FOP=[YR=2003] S10 E40 N10
FSP=[YR=2003] N32 W10 S32 E10\$ W28 D3 L3 W6 L3 U3 \$ D3 R3 E6
U3 R3 E18 N32 E10 N16 W3 DCX=[YR=2011] N2E3N7 UOP=[YR=2011]
N7W15S7E15\$ W10 S9E7\$ W7N9W30\$ E2N4W2\$N21\$ S21 E2S4E23N25\$
S18E15N18\$ PTR= E10S50 FUS=[YR=2003] S32 UOP=[YR=2003] S10
E40N22 USP=[YR=2003] N20W10S20E10\$ W10S12W30\$
E30N14W12N6E12N12 W30\$W10N50\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1 000100

C

SFR

100

0006

PUD

0.00

0.00

45.00

FF

1.00

1.00

1.00

3,000.00

3,000.00

135,000

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1 0500

FP-PRE FAB

0 100

0 0

1.00

UT

3,500.00

3,500.00

100

2003

2003

3

88

3,080

2 0810

CONCRETE A

0 100

0 0

400.00

SF

6.50

6.50

100

2003

2003

3

84

2,184

3 0810

CONCRETE A

0 100

8 3

24.00

SF

6.50

6.50

100

2003

2003

3

84

131

6 0600

SUMMER KIT

0 100

0 0

1.00

UT

5,000.00

5,000.00

100

2011

2011

3

55

2,750

7 1244

WD DECK EX

0 100

4 5

20.00

SF

7.40

7.40

100

2011

2011

3

68

101

TOTAL OB/XF

8,246

** This building has 12 Sub-Areas

1717 GEDDES LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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