

BLOCK 7 LOT 10
IN OR 1965/1766
AMELIA PARK PHASE 1 UNIT 3

MURPHY LIVING TRUST/MURPHY EILEEN TRUSTEE
1713 GEDDES LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0007-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	330,212
FGR	433	55	238	33,802
FOP	86	30	26	3,693
FOP	155	30	46	6,533
FOP	172	30	52	7,385
FUS	763	100	763	108,366
PTO	52	5	3	426

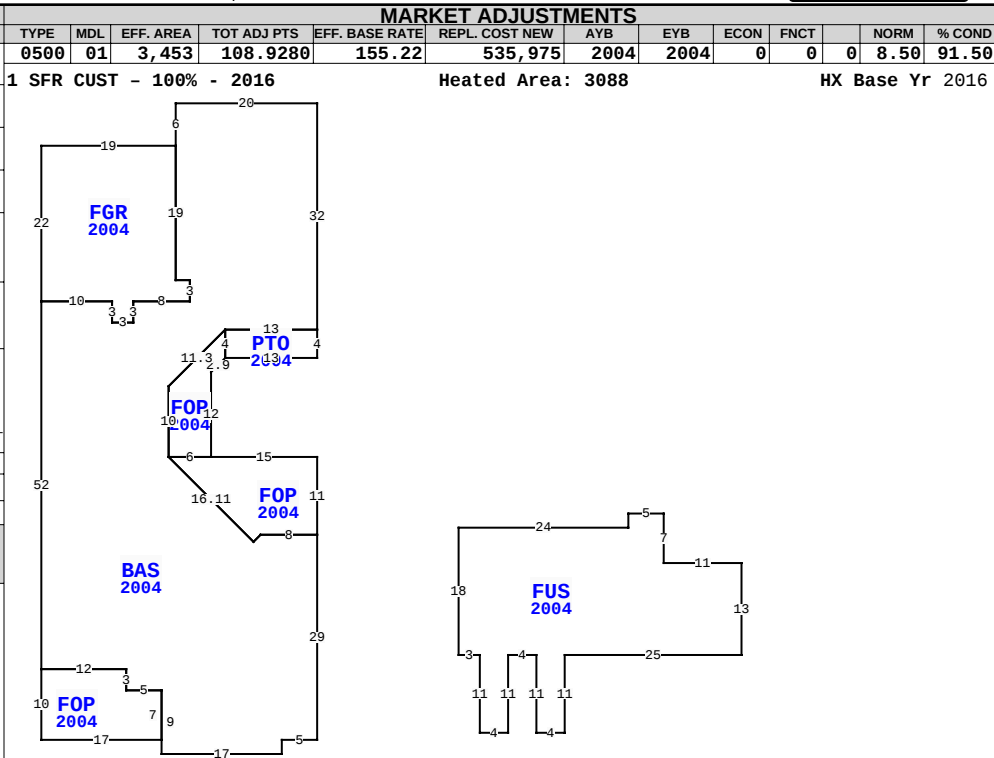
TOTALS	3,986		3,453	490,417
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0810	CONCRETE A	0 100	6	5	30.00	SF	6.50	6.50	100	2004	2004	3	86	168	
3	0810	CONCRETE A	0 100	19	18	342.00	SF	6.50	6.50	100	2004	2004	3	86	1,912	
4	0476	VF 6 SBPL	0 100	0	0	73.00	LF	36.80	36.80	100	2004	2004	3	66	1,773	
5	0825	BRICK	0 100	0	0	370.00	SF	6.25	6.25	100	2009	2009	3	98	2,266	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							



1713 GEDDES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF																9,234
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		490,417			
TOTAL MARKET OB/XF VALUE		9,234			
TOTAL LAND VALUE - MARKET		150,000			
TOTAL MARKET VALUE		649,651			
SOH/AGL Deduction		209,956			
ASSESSED VALUE		439,695			
TOTAL EXEMPTION VALUE		55,000			HX HB WX
BASE TAXABLE VALUE		384,695			
TOTAL JUST VALUE		649,651			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		608,039			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040178	NEW CONSTR	300,000	01/29/2004
20034324	OTHER	3,000	12/17/2003

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20040178	NEW CONSTR	300,000	01/29/2004
20034324	OTHER	3,000	12/17/2003

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2004] W20 S6 FGR=[YR=2004] W19 S22 E10 S3 E3 N3 E8 N3 W2 N19\$ S19 E2 S3 W8 S3 W3 N3 W10 S52 FOP=[YR=2004] S10 E17 N7 W5 N3 W12\$ E12 S3 E5 S9 E17 N2 E5 N29 FOP=[YR=2004] N11 W15 FOP=[YR=2004] N12 U2 R2 PTO=[YR=2004] E13N4W13S4\$N4 L8 D8 S10E6\$ W6 D12 R12 U1 R1 E8\$ W8 D1 L1 L12 U12 N10 U8 R8 E13 N32\$ PTR=E20S60 FUS=[YR=2004] E24 N2 E5S7 E11 S13 W25 S11 W4 N11 W4 S11 W4 N11 W3 N18\$N60 W20\$.