

BLOCK 8 LOT 5
IN OR 1907/966
AMELIA PARK PHASE 1 UNIT 4

FITZPATRICK FRANCIS J & MARY A
1623 GEDDES LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0008-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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
BAS	1,324	100
FDG	504	60
FOP	276	30
TOTALS	2,104	1,709
TOTALS		281,642

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	1,709	127.9300	182.30	311,551	2002	2002	0	0	0	9.60	90.40
1 SFR CUST - 100% - 2018												
Heated Area: 1324												
HX Base Yr												
1623 GEDDES LN, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				281,642		
TOTAL MARKET OB/XF VALUE				7,666		
TOTAL LAND VALUE - MARKET				120,000		
TOTAL MARKET VALUE				409,308		
SOH/AGL Deduction				0		
ASSESSED VALUE				409,308		
TOTAL EXEMPTION VALUE		13		409,308		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				409,308		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				383,612		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002
2	0810	CONCRETE A	0 100	0	0	785.00	SF	6.50	6.50	100	2002	2002
3	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	2002	2002
4	1243	WD DECK F	0 100	2	10	20.00	SF	8.00	8.00	100	2002	2002
5	1243	WD DECK F	0 100	1	4	4.00	SF	8.00	8.00	100	2002	2002
TOTAL OB/XF 7,666												

LAND DESCRIPTION										TOTAL OB/XF										7,666									
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	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000												