BLOCK 8 LOT 7 (EX S-1)
IN OR 2261/1076
AMELIA PARK PHASE 1 UNIT 4

WALKER KAREN
1615 GEDDES LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0008-0070

BUILDING CHARACTERISTICS

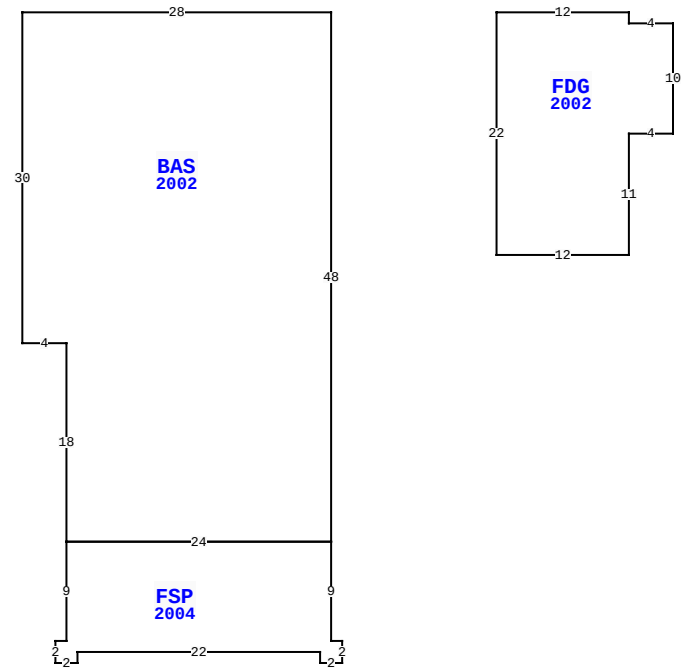
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	213,821
FDG	304	60	182	30,594
FSP	246	40	98	16,474
TOTALS	1,822		1,552	260,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,552	130.4886	185.95	288,594	2002	2002	0	0	0	9.60	90.40

1 SFR CUST – 100% - 2020 Heated Area: 1272 HX Base Yr 2020



1615 GEDDES LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,889
TOTAL MARKET OB/XF VALUE		10,339
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		391,228
SOH/AGL Deduction		127,263
ASSESSED VALUE		263,965
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,965
TOTAL JUST VALUE		391,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121814	H/AC	2,500	09/04/2012
021070	NEW CONSTR	2,000	06/24/2002
021022	H/AC	3,000	06/17/2002
020548	NEW CONSTR	1,000	04/02/2002
020206	NEW CONSTR	87,791	02/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/1076	3/14/2019	WD	Q	I	01	385,000
GRANTOR: SHEA FAY LIVING TRUST						
GRANTEE: WALKER KAREN						
1709/0485	11/05/2010	QC	U	I	11	100
GRANTOR: SHEA FAY J						
GRANTEE: SHEA FAY J L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W28 S30 E4 S18 FSP=[YR=2004] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24 $ E24 N48 $ PTR= E15 FDG=[YR=2002] E12 S1 E4 S10 W4 S11 W12 N22 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0	100	19	16	304.00	SF	6.50	6.50	100	2002	2002	3	83	1,640	
3	0810	CONCRETE A	0	100	62	3	186.00	SF	6.50	6.50	100	2002	2002	3	83	1,003	
4	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2002	2002	3	21	42	
5	0858	SCULP CONC	0	100	0	0	325.00	SF	13.00	13.00	100	2008	2008	3	97	4,098	
6	0476	VF 6 SBPL	0	100	0	0	21.00	LF	32.00	32.00	100	2008	2008	3	76	511	

LAND DESCRIPTION

TOTAL OB/XF 10,339

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	SFR	100		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 03/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS