

BLOCK 8 LOT 8
AMELIA PARK PHASE 1 UNIT 4
PB 6/265

HILLMAN JOHN A & DAWN M
1001 WHITE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0008-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	221,468
FDG	304	60	182	31,688
FSP	246	40	98	17,063

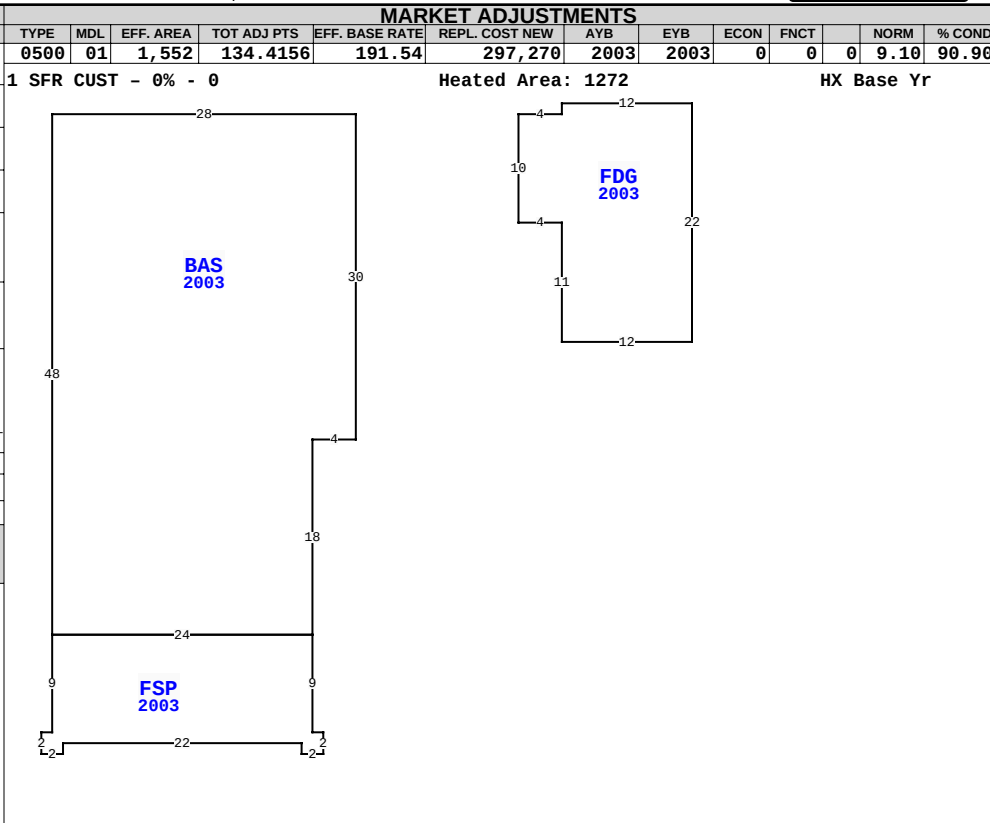
TOTALS 1,822 1,552 270,218

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	2003	2003	3	84	1,747	
3	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	2003	2003	3	84	885	
4	1243	WD DECK F	0	0	2	6	12.00	SF	8.00	8.00	100	2003	2003	3	22	21	
5	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2003	2003	3	22	44	
6	0855	CONC PAVER	0	0	0	0	241.00	SF	10.00	10.00	100	2004	2004	3	86	2,073	

LAND DESCRIPTION

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	0		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							



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

TOTAL OB/XF 7,850																	
1611	GEDDES LN,	FERNANDINA BEACH															

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,218
TOTAL MARKET OB/XF VALUE		7,850
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		398,068
SOH/AGL Deduction		0
ASSESSED VALUE		398,068
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		398,068
TOTAL JUST VALUE		398,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021293	NEW CONSTR	87,800	07/30/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0947	6/29/2021	WD	Q	I	01	450,000
GRANTOR: BUNN JAMES D & TRACIE						
GRANTEE: HILLMAN JOHN A & DA						
2337/0668	1/27/2020	WD	Q	I	02	404,000
GRANTOR: MITCHELL PRESLEY K &						
GRANTEE: BUNN JAMES D & TRAC						

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[YR=2003] W28 S48 FSP=[YR=2003] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24\$ E24 N18 E4 N30\$ PTR=E15 FDG=[YR=2003] E4 N1 E12 S22 W12 N11 W4 N10\$ W15\$.