

BLOCK 8 LOT 9
IN OR 1643/1006
AMELIA PARK PHASE 1 UNIT 4

CRANFORD WALLACE D & LEIGH A
1607 GEDDES LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0008-0090



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 Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	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
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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	1,140	100	1,140	198,154
FDG	304	60	182	31,635
FOP	240	30	72	12,515
STR	12	10	1	174
STR	24	10	2	347
TOTALS	1,720		1,397	242,825

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

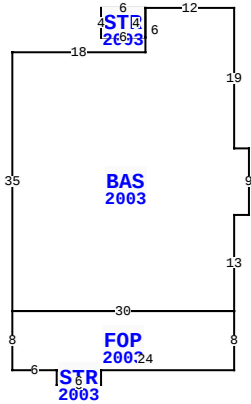
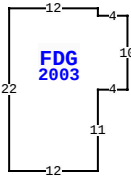
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	100	22	14	308.00	SF	6.50	6.50	100	2003	2003	3	84	1,682	
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2003	2003	3	84	295	
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	22	53	

LAND DESCRIPTION			TOTAL OB/XF 5,110														
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
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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,397	134.1912	191.22	267,134	2003	2003	0	0	9.10	90.90
1 SFR CUST - 100% - 2010			Heated Area: 1140			HX Base Yr 2010					



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		242,825	
TOTAL MARKET OB/XF VALUE		5,110	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		367,935	
SOH/AGL Deduction		163,323	
ASSESSED VALUE		204,612	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		154,612	
TOTAL JUST VALUE		367,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021289	NEW CONSTR	792,780	07/30/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1643/1006	9/30/2009	WD	Q	I	01

GRANTOR: VIEIRA KAREN					
GRANTEE: CRANFORD WALLACE D					
1643/1004	9/23/2009	QC	U	I	11
GRANTOR: FLANAGAN SHERRY					
GRANTEE: VIEIRA KAREN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W12STR=[YR=2003] W6S4E6N4S S6 W18 S35					
FOP=[YR=2003] S8 E6 STR=[YR=2003] S2E6N2W6S E24N8 W30S					
E30N13E2N9W2 N19SPTR=N15 FDG=[YR=2003] N22 E12 S1 E4 S10 W4					
S11 W12S S15S .					