BLOCK 9 LOT 2A
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

MARTIN BRENT E
1557 GEDDES LN
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0009-02A0**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 08 | IRREGULAR 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 | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

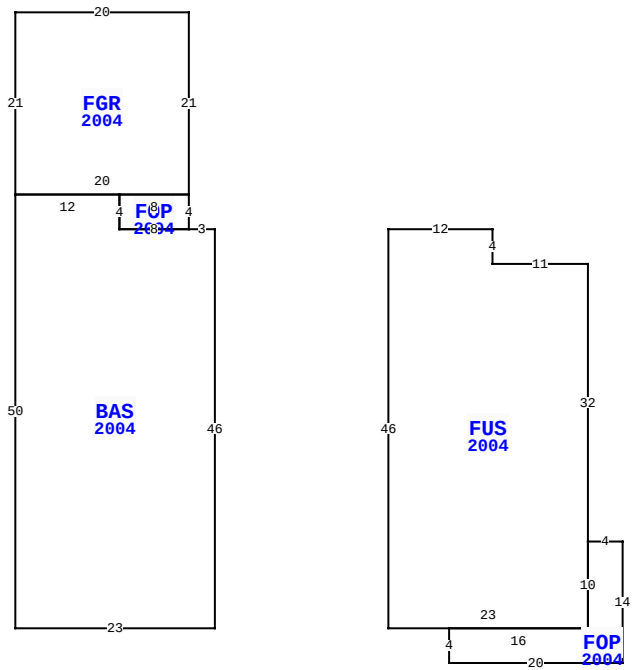
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,106 | 100 | 1,106 | 231,466 |
| FGR | 420 | 55 | 231 | 48,344 |
| FOP | 32 | 30 | 10 | 2,093 |
| FOP | 120 | 30 | 36 | 7,534 |
| FUS | 1,014 | 100 | 1,014 | 212,212 |
| TOTALS | 2,692 | | 2,397 | 501,648 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 2,397 | 242.0845 | 229.98 | 551,262 | 2004 | 2004 | 0 | 0 | 0 | 9.00 | 91.00 |

1 TOWNHOUSE - 100% - 2023 Heated Area: 2120 HX Base Yr 2023




1557 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 | | 501,648 |
| TOTAL MARKET OB/XF VALUE | | 12,351 |
| TOTAL LAND VALUE - MARKET | | 84,000 |
| TOTAL MARKET VALUE | | 597,999 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 597,999 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 547,999 |
| TOTAL JUST VALUE | | 597,999 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 482,302 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20022005 | NEW CONSTR | 167,000 | 12/04/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2544/0856 | 3/04/2022 | WD | Q | I | 01 | 675,000 |
| GRANTOR: SMITH CRAWFORD W L/E | | | | | | |
| GRANTEE: MARTIN BRENT E | | | | | | |
| 2395/1869 | 9/23/2020 | QC | U | I | 11 | 100 |
| GRANTOR: SMITH CRAWFORD W | | | | | | |
| GRANTEE: SMITH MONTGOMERY C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W3 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S21 E20$ W8 S4 E8$ W8 N4 W12 S50 E23 N46$ PTR=E20 FUS=[YR=2004] E12 S4 E11 S32 FOP=[YR=2004] E4 S14 W20 N4 E16 N10$ S10 W23 N46$ W20$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1131 | REINFR 8 | 0 | 100 | 38 | 3 | 114.00 | SF | 11.03 | 11.03 | 100 | 2004 | 2004 | 3 | 96 | 1,207 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 255.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 86 | 2,193 | |
| 4 | 0825 | BRICK | 0 | 100 | 0 | 0 | 421.00 | SF | 17.50 | 17.50 | 100 | 2004 | 2004 | 3 | 96 | 7,073 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 16 | 21 | 336.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 1,878 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,351

| 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 | 0006 | R-2 | 0.00 | 0.00 | 28.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 84,000 | | | | | | | |

REVIEW DATE 03/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS