

BLOCK 9 LOT 2B
IN OR 1389/1776
AMELIA PARK PHASE 1 UNIT 5

DICKISON FAMILY RECOVERABLE LIVING TRUST/DICKISON JO
1553 GEDDES LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0009-02B0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	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	1,288	100	1,288	269,555
FGR	484	55	266	55,669
FOP	16	30	5	1,047
FUS	88	100	88	18,417
FUS	728	100	728	152,357

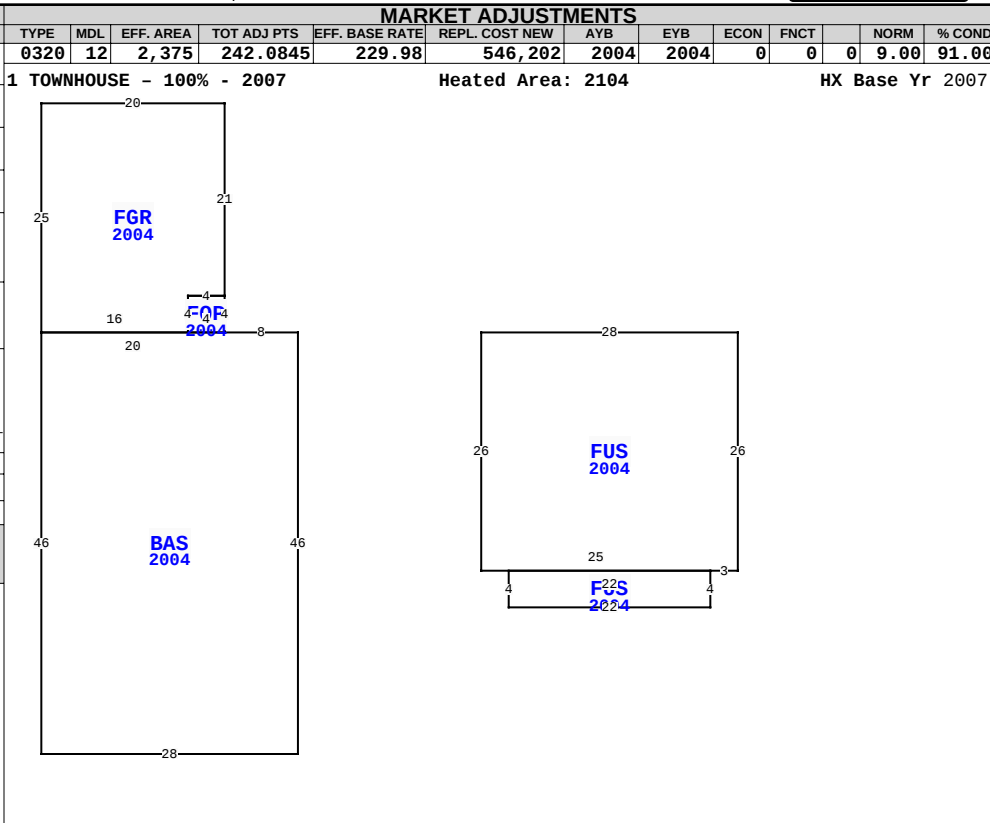
TOTALS 2,604 2,375 497,044

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
2	1131	REINFR 8	0 100	36	3	108.00	SF	11.03	11.03	100	2004	2004	3	96	1,143	
3	0855	CONC PAVER	0 100	0	0	315.00	SF	10.00	10.00	100	2004	2004	3	86	2,709	
4	0810	CONCRETE A	0 100	8	8	64.00	SF	9.75	9.75	100	2004	2004	3	86	537	
5	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2004	2004	3	86	419	
6	0810	CONCRETE A	0 100	16	26	416.00	SF	6.50	6.50	100	2004	2004	3	86	2,325	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198	
8	0478	VF 6 SLAT	0 100	0	0	4.00	LF	15.00	15.00	100	2004	2004	3	66	40	

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	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							



1553 GEDDES LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
2	1131	REINFR 8	0 100	36	3	108.00	SF	11.03	11.03	100	2004	2004	3	96	1,143	
3	0855	CONC PAVER	0 100	0	0	315.00	SF	10.00	10.00	100	2004	2004	3	86	2,709	
4	0810	CONCRETE A	0 100	8	8	64.00	SF	9.75	9.75	100	2004	2004	3	86	537	
5	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2004	2004	3	86	419	
6	0810	CONCRETE A	0 100	16	26	416.00	SF	6.50	6.50	100	2004	2004	3	86	2,325	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198	
8	0478	VF 6 SLAT	0 100	0	0	4.00	LF	15.00	15.00	100	2004	2004	3	66	40	

TOTAL OB/XF 7,371

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		497,044
TOTAL MARKET OB/XF VALUE		7,371
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		588,415
SOH/AGL Deduction		331,672
ASSESSED VALUE		256,743
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,743
TOTAL JUST VALUE		588,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112206	XFOB	0	12/12/2011
20100771	H/AC	5,800	05/10/2010
20022004	NEW CONSTR	158,000	11/21/2002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112206	XFOB	0	12/12/2011
20100771	H/AC	5,800	05/10/2010
20022004	NEW CONSTR	158,000	11/21/2002

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
1389/1776	2/17/2006	WD Q	I
GRANTOR: BERESFORD DAVID R & S			
GRANTEE: DICKISON JOHN H & J			
1144/0672	6/11/2003	WD Q	V
GRANTOR: BRYLEN HOMES LTD			
GRANTEE: BERESFORD DAVID ROB			

OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
1389/1776	2/17/2006	WD Q	I
GRANTOR: BERESFORD DAVID R & S			
GRANTEE: DICKISON JOHN H & J			
1144/0672	6/11/2003	WD Q	V
GRANTOR: BRYLEN HOMES LTD			
GRANTEE: BERESFORD DAVID ROB			

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W8 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S25 E16 N4 E4\$ W4 S4 E4\$ W20 S46 E28 N46\$ PTR=E20 FUS=[YR=2004] E28 S26 W3 FUS=[YR=2004] S4 W22 N4 E22\$ W25 N26\$ W20\$.