

SMITH HOYT BRUCE
1545 GEDDES LANE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0009-03A0

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall23REINF CONC 30

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo15HARDTILE 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units021.5WOOD FRAME 100
1.5 100
0 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,1101001,110235,383

FGR4205523148,985

FOP283081,696

FOP6430194,029

FUS1,0141001,014215,026

TOTALS2,6362,382505,120

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20877JACUZZI0100001.00UT1,000.001,000.0010020042004324240

30962SKYLIGHT0100001.00UT250.00250.0010020042004386215

40855CONC PAVER010000255.00SF10.0010.00100200420043862,193

50855CONC PAVER010000172.00SF10.0010.00100200420043861,479

61131REINFR 80100383114.00SF11.0311.03100200420043961,207

70810CONCRETE A01001917323.00SF6.506.50100200420043861,806

80470VNYL GATE0100001.00UT300.00300.0010020042004366198

90478VF 6 SLAT01000056.00LF7.507.5010020042004366277

100478VF 6 SLAT01000010.00LF15.0015.001002004200436699

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.0028.00FF1.001.001.003,000.003,000.0084,000

REVIEW DATE03/23/2018BY DJXTotal Acres: 0.00Total Land Value: 84,000Market: 0Agricultural: 0Common: 84,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0320122,382245.2989233.03555,07720042004009.0091.00

1 TOWNHOUSE - 100% - 2007Heated Area: 2124HX Base Yr 2007

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

1545 GEDDES LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE505,120

TOTAL MARKET OB/XF VALUE7,714

TOTAL LAND VALUE - MARKET84,000

TOTAL MARKET VALUE596,834

SOH/AGL Deduction335,056

ASSESSED VALUE261,778

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE211,778

TOTAL JUST VALUE596,834

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE483,368

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

1262/14629/30/2004WDQV10746,500

GRANTOR: BRYLEN HOMES LTD

GRANTEE: SMITH HOYT BRUCE

1131/11874/23/2003WDUV07100

GRANTOR: AMELIA PARK DEVELOPME

GRANTEE: BRYLEN HOMES LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S21 E20\$ W7 S4 E7\$ W7 N4 W13 S50 E23 N46\$ PTR=E20 FUS=[YR=2004] E12 S4 E11 S42 FOP=[YR=2004] S4 W16 N4 E16\$ W23 N46 \$ W20\$.