

BLOCK 9 LOT 3B  
IN OR 1202/953  
AMELIA PARK PHASE 1 UNIT 5

THOMPSON MARGARET  
1541 GEDDES LANE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0009-03B0



| 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 Floo            | 14  | CARPET 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       | 1,216            | 100         | 1,216        | 239,980              |
| FGR       | 472              | 55          | 260          | 51,311               |
| FOP       | 40               | 30          | 12           | 2,368                |
| FOP       | 88               | 30          | 26           | 5,131                |
| FST       | 12               | 55          | 7            | 1,381                |
| FUS       | 1,240            | 100         | 1,240        | 244,716              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,068 |  | 2,761 | 544,888 |
|--------|-------|--|-------|---------|

| 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2004    | 2004        | 3 | 89     | 3,115           |       |
| 3   | 1131       | REINFR 8    | 0   | 100 | 36 | 3  | 108.00 | SF | 11.03    | 11.03          | 100       | 2004    | 2004        | 3 | 96     | 1,143           |       |
| 4   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 315.00 | SF | 10.00    | 10.00          | 100       | 2004    | 2004        | 3 | 86     | 2,709           |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 153.00 | SF | 10.00    | 10.00          | 100       | 2004    | 2004        | 3 | 86     | 1,316           |       |
| 6   | 0810       | CONCRETE A  | 0   | 100 | 10 | 3  | 30.00  | SF | 6.50     | 6.50           | 100       | 2004    | 2004        | 3 | 86     | 168             |       |
| 7   | 0810       | CONCRETE A  | 0   | 100 | 24 | 17 | 408.00 | SF | 6.50     | 6.50           | 100       | 2004    | 2004        | 3 | 86     | 2,281           |       |
| 8   | 0470       | VNYL GATE   | 0   | 100 | 0  | 0  | 1.00   | UT | 300.00   | 300.00         | 100       | 2004    | 2004        | 3 | 66     | 198             |       |
| 9   | 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 |
| 1                | 000100   | C   | SFR                  | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
| RETURN DATE      |          |     | 03/02/2020           | BY  | DM  |

| MARKET ADJUSTMENTS        |     |           |             |                |                |      |      |      |      |   |      |        | NASSAU COUNTY PROPERTY            |  |  |  | PAGE 1 of 1         |  |  |  | 2 |  |  |  |
|---------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|-----------------------------------|--|--|--|---------------------|--|--|--|---|--|--|--|
| TYPE                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND | VALUATION SUMMARY                 |  |  |  |                     |  |  |  |   |  |  |  |
| 0320                      | 12  | 2,761     | 228.2880    | 216.87         | 598,778        | 2004 | 2004 | 0    | 0    | 0 | 9.00 | 91.00  | STANDARD                          |  |  |  |                     |  |  |  |   |  |  |  |
| 1 TOWNHOUSE - 100% - 2005 |     |           |             |                |                |      |      |      |      |   |      |        | Heated Area: 2456 HX Base Yr 2005 |  |  |  |                     |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | VALUATION BY                      |  |  |  |                     |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | Tax Group: 2                      |  |  |  | Tax Dist:           |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | BUILDING MARKET VALUE             |  |  |  | 544,888             |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | TOTAL MARKET OB/XF VALUE          |  |  |  | 10,970              |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | TOTAL LAND VALUE - MARKET         |  |  |  | 84,000              |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | TOTAL MARKET VALUE                |  |  |  | 639,858             |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | SOH/AGL Deduction                 |  |  |  | 360,981             |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | ASSESSED VALUE                    |  |  |  | 278,877             |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | TOTAL EXEMPTION VALUE             |  |  |  | HX HB SX WX 105,000 |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | BASE TAXABLE VALUE                |  |  |  | 173,877             |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | TOTAL JUST VALUE                  |  |  |  | 639,858             |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | NCON VALUE                        |  |  |  | 0                   |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | INCOME VALUE                      |  |  |  |                     |  |  |  |   |  |  |  |
|                           |     |           |             |                |                |      |      |      |      |   |      |        | PREVIOUS YEAR MKT VALUE           |  |  |  | 514,987             |  |  |  |   |  |  |  |

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F2P  
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|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|--|
| 1541 GEDDES LN, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |  |
|                                  |  |  |  |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE |  |
|                                  |  |  |  |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  | 10,970 |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|
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| NASSAU COUNTY PROPERTY    |  |  |  | PAGE 1 of 1         |  | 2 |  |
|---------------------------|--|--|--|---------------------|--|---|--|
| VALUATION SUMMARY         |  |  |  |                     |  |   |  |
| VALUATION BY              |  |  |  | STANDARD            |  |   |  |
| Tax Group: 2              |  |  |  | Tax Dist:           |  |   |  |
| BUILDING MARKET VALUE     |  |  |  | 544,888             |  |   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 10,970              |  |   |  |
| TOTAL LAND VALUE - MARKET |  |  |  | 84,000              |  |   |  |
| TOTAL MARKET VALUE        |  |  |  | 639,858             |  |   |  |
| SOH/AGL Deduction         |  |  |  | 360,981             |  |   |  |
| ASSESSED VALUE            |  |  |  | 278,877             |  |   |  |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB SX WX 105,000 |  |   |  |
| BASE TAXABLE VALUE        |  |  |  | 173,877             |  |   |  |
| TOTAL JUST VALUE          |  |  |  | 639,858             |  |   |  |
| NCON VALUE                |  |  |  | 0                   |  |   |  |
| INCOME VALUE              |  |  |  |                     |  |   |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 514,987             |  |   |  |
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| BUILDING NOTES |  |  |
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| BUILDING DIMENSIONS                                                                                                                                                                                                                             |  |  |
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| BAS=[YR=2004] W8 FOP=[YR=2004] N10 FGR=[YR=2004] N21 W20 S21<br>FST=[YR=2004] S4 E3 N4 W3\$ E3 S4 E13 N4 E4\$ W4 S10 E4\$ W4 N6<br>W16 S46 E28 N40\$ PTR=E20 FUS=[YR=2004] E16 S4 E12 S42 W3<br>FOP=[YR=2004] S4 W22 N4 E22\$ W25 N46\$ W20\$ . |  |  |