BLOCK 9 LOT 3C
IN OR 2041/1166
AMELIA PARK PHASE 1 UNIT 5

JOHNSON DONALD F & L BONNIE
1537 GEDDES LANE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0009-03C0**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

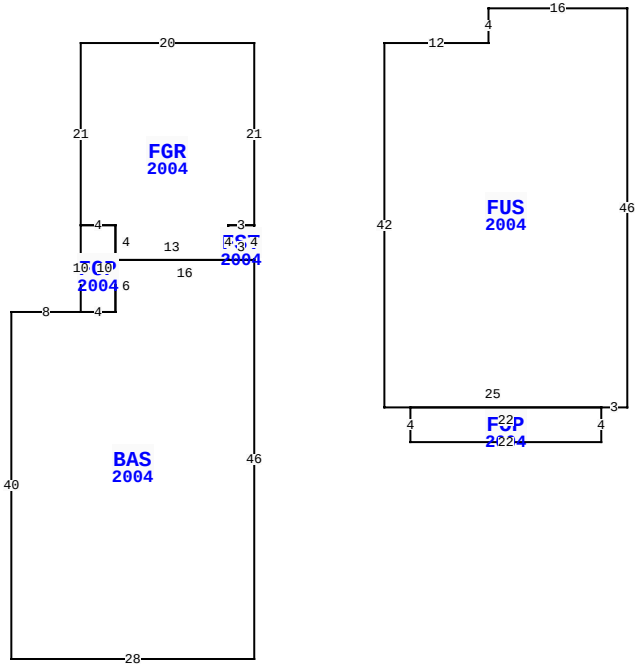
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 | 237,291 |
| FGR | 472 | 55 | 260 | 50,736 |
| FOP | 40 | 30 | 12 | 2,341 |
| FOP | 88 | 30 | 26 | 5,073 |
| FST | 12 | 55 | 7 | 1,366 |
| FUS | 1,240 | 100 | 1,240 | 241,974 |
| TOTALS | 3,068 | | 2,761 | 538,783 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 2,761 | 225.7296 | 214.44 | 592,069 | 2004 | 2004 | 0 | 0 | 0 | 9.00 | 91.00 |

1 TOWNHOUSE - 100% - 2017 Heated Area: 2456 HX Base Yr 2017




1537 GEDDES LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 538,783 |
| TOTAL MARKET OB/XF VALUE | | 20,433 |
| TOTAL LAND VALUE - MARKET | | 84,000 |
| TOTAL MARKET VALUE | | 643,216 |
| SOH/AGL Deduction | | 342,477 |
| ASSESSED VALUE | | 300,739 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 250,739 |
| TOTAL JUST VALUE | | 643,216 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 510,413 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042405 | OTHER | 2,000 | 12/21/2004 |
| 2004067 | NEW CONSTR | 139,000 | 04/07/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2041/1166 | 4/20/2016 | WD | Q | I | 01 | 315,000 |
| GRANTOR: CHAPMAN ELIZABETH LIT | | | | | | |
| GRANTEE: JOHNSON DONALD F & | | | | | | |
| 1619/0520 | 5/12/2009 | QC | U | I | 11 | 100,000 |
| GRANTOR: CHAPMAN ABNER B III & | | | | | | |
| GRANTEE: CHAPMAN ELIZABETH L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2004] W20 S21 FOP=[YR=2004] S10 BAS=[YR=2004] W8 S40 E28 N46 FST=[YR=2004] N4 W3 S4 E3 $ W16 S6 W4 $ E4 N10 W4 $ E4 S4 E13 N4 E3 N21 $ PTR= E15 FUS=[YR=2004] E12 N4 E16 S46 W3 FOP=[YR=2004] S4 W22 N4 E22 $ W25 N42 $ W15 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0966 | FIRE SPRNK | 0 | 100 | 0 | 0 | 2,456.00 | SF | 4.50 | 4.50 | 100 | 2004 | 2004 | 3 | 86 | 9,505 | |
| 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 | 172.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 86 | 1,479 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 13 | 3 | 39.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 218 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 20 | 16 | 320.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 1,789 | |
| 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 | 10.00 | LF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 66 | 99 | |
| 10 | 0478 | VF 6 SLAT | 0 | 100 | 0 | 0 | 18.00 | LF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 66 | 178 | |

TOTAL OB/XF 20,433

## LAND DESCRIPTION

| 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 | | PUD | 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