

BLOCK 7 LOT 9
IN OR 1644/703
AMELIA PARK PHASE 1 UNIT 3

MASON JOHN W & PATRICIA C
1717 GEDDES LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0007-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,897	100	1,897	349,078
DCX	84	15	13	2,392
FGR	617	55	339	62,381
FOP	8	30	2	368
FOP	373	30	112	20,609
FOP	105	30	32	5,889
FSP	320	40	128	23,554
FUS	888	100	888	163,406
PTO	270	5	14	2,577
UOP	520	20	104	19,137
TOTALS	5,387		3,610	664,296

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2003
3	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2003
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2011
5	1244	WD DECK EX	0 100	4	5	20.00	SF	7.40	7.40	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	0.00	0.00	45.00	FF	1.00

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2013

Heated Area: 2785

HX Base Yr 2013

** This building has 12 Sub-Areas

1717 GEDDES LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/21/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			664,296
TOTAL MARKET OB/XF VALUE			7,927
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			852,223
SOH/AGL Deduction			446,704
ASSESSED VALUE			405,519
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			355,519
TOTAL JUST VALUE			852,223
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			692,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111047	GAS	450	06/24/2011
20110843	REMODEL	900	06/01/2011
20110827	ELEC OTHER	1,500	05/31/2011
20110567	ADDITION	35,000	03/25/2011
20020210	NEW CONSTR	284,000	02/08/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1644/0703	10/19/2009	WD	Q	I	01
GRANTOR: MCCLELLAN JOHN PATRIC					
GRANTEE: MASON JOHN W & PATR					
1043/0084	3/12/2002	WD	Q	V	
GRANTOR: HOMETOWN NEIGHBORHOOD					
GRANTEE: MCCLELLAN JOHN PATR					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=2011] W15 FGR=[YR=2004] W25 FOP=[YR=2004] W5S21E5 FOP=[YR=2003] S4 BAS=[YR=2003] S57 FOP=[YR=2003] S10 E40 N10 FSP=[YR=2003] N32 W10 S32 E10\$ W28 D3 L3 W6 L3 U3 \$ D3 R3 E6 U3 R3 E18 N32 E10 N16 W3 DCX=[YR=2011] N2E3N7 UOP=[YR=2011] N7W15S7E15\$ W10 S9E7\$ W7N9W30\$ E2N4W2\$N21\$ S21 E2S4E23N25\$ S18E15N18\$ PTR= E10S50 FUS=[YR=2003] S32 UOP=[YR=2003] S10 E40N22 USP=[YR=2003] N20W10S20E10\$ W10S12W30\$ E30N14W12N6E12N12 W30\$W10N50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	0.00	0.00	45.00	FF	1.00