

BLOCK 7 LOT 10
IN OR 1965/1766
AMELIA PARK PHASE 1 UNIT 3

MURPHY LIVING TRUST/MURPHY EILEEN TRUSTEE
1713 GEDDES LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0007-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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		

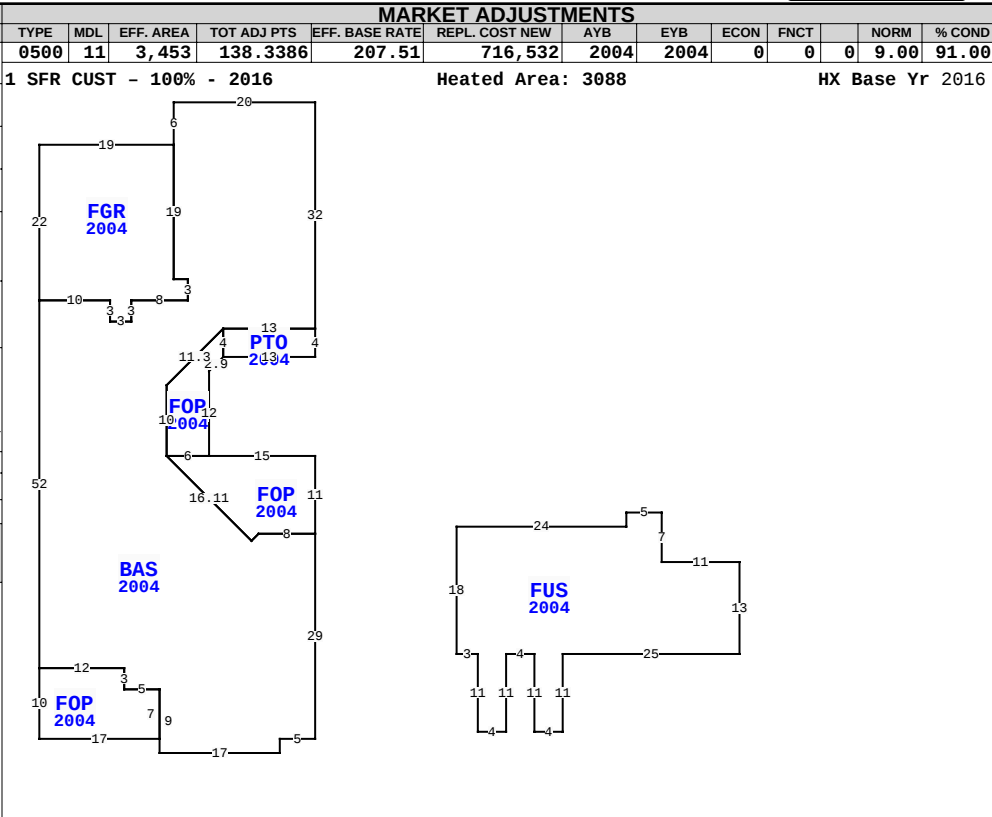
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	439,040
FGR	433	55	238	44,942
FOP	86	30	26	4,909
FOP	155	30	46	8,686
FOP	172	30	52	9,820
FUS	763	100	763	144,080
PTO	52	5	3	567

TOTALS	3,986		3,453	652,044
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	6	5	30.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	19	18	342.00	SF	6.50	6.50
4	0476	VF 6 SBPL	0 100	0	0	73.00	LF	36.80	36.80
5	0825	BRICK	0 100	0	0	370.00	SF	6.25	6.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	0.00	0.00	50.00

REVIEW DATE 05/12/2019 BY KBA



1713 GEDDES LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC 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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0810	CONCRETE A	0 100	6	5	30.00	SF	6.50	6.50	100	2004	2004	3	84	164	
3	0810	CONCRETE A	0 100	19	18	342.00	SF	6.50	6.50	100	2004	2004	3	84	1,867	
4	0476	VF 6 SBPL	0 100	0	0	73.00	LF	36.80	36.80	100	2004	2004	3	64	1,719	
5	0825	BRICK	0 100	0	0	370.00	SF	6.25	6.25	100	2009	2009	3	97	2,243	

TOTAL OB/XF										9,073									
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
1	000100	C	SFR	100	0006	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000		

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										652,044									
TOTAL MARKET OB/XF VALUE										9,073									
TOTAL LAND VALUE - MARKET										200,000									
TOTAL MARKET VALUE										861,117									
SOH/AGL Deduction										408,231									
ASSESSED VALUE										452,886									
TOTAL EXEMPTION VALUE										55,000									
BASE TAXABLE VALUE										397,886									
TOTAL JUST VALUE										861,117									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										649,651									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040178	NEW CONSTR	300,000	01/29/2004
20034324	OTHER	3,000	12/17/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1965/1766	3/03/2015	WD	Q	I	02	474,300	
GRANTOR: SMITH ROBERT B II REV							
GRANTEE: MURPHY LIVING TRUST							
1841/0953	2/19/2013	WD	Q	I	02	460,000	
GRANTOR: JOHNSON SAMUEL D & DE							
GRANTEE: SMITH ROBERT B II T							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W20 S6 FGR=[YR=2004] W19 S22 E10 S3 E3 N3 E8 N3 W2 N19\$ S19 E2 S3 W8 S3 W3 N3 W10 S52 FOP=[YR=2004] S10 E17 N7 W5 N3 W12\$ E12 S3 E5 S9 E17 N2 E5 N29 FOP=[YR=2004] N11 W15 FOP=[YR=2004] N12 U2 R2 PTO=[YR=2004] E13N4W13S4\$N4 L8 D8 S10E6\$ W6 D12 R12 U1 R1 E8\$ W8 D1 L1 L12 U12 N10 U8 R8 E13 N32\$ PTR=E20S60 FUS=[YR=2004] E24 N2 E5S7 E11 S13 W25 S11 W4 N11 W4 S11 W4 N11 W3 N18\$N60 W20\$.									

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