

BLOCK 8 LOT 7 (EX S-1)
IN OR 2261/1076
AMELIA PARK PHASE 1 UNIT 4

WALKER KAREN
1615 GEDDES LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0008-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,272	100	1,272	258,415
FDG	304	60	182	36,974
FSP	246	40	98	19,909
TOTALS	1,822		1,552	315,298

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	2002
2	0810	CONCRETE A	0 100	19	16	304.00	SF	6.50	6.50	100	2002
3	0810	CONCRETE A	0 100	62	3	186.00	SF	6.50	6.50	100	2002
4	1242	WD DECK A	0 100	5	4	20.00	SF	10.00	10.00	100	2002
5	0858	SCULP CONC	0 100	0	0	325.00	SF	13.00	13.00	100	2008
6	0476	VF 6 SBPL	0 100	0	0	21.00	LF	32.00	32.00	100	2008

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		R-2	0.00	0.00	40.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,552	150.6550	225.98	350,721	2002	2002	0	0	0 10.10	89.90
1 SFR CUST - 100% - 2020											
Heated Area: 1272											
HX Base Yr 2020											

1615 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			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,298	
TOTAL MARKET OB/XF VALUE		10,256	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		485,554	
SOH/AGL Deduction		213,670	
ASSESSED VALUE		271,884	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		221,884	
TOTAL JUST VALUE		485,554	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121814	H/AC	2,500	09/04/2012
021070	NEW CONSTR	2,000	06/24/2002
021022	H/AC	3,000	06/17/2002
020548	NEW CONSTR	1,000	04/02/2002
020206	NEW CONSTR	87,791	02/13/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2261/1076	3/14/2019	WD	Q	I	01	385,000	
GRANTOR: SHEA FAY LIVING TRUST							
GRANTEE: WALKER KAREN							
1709/0485	11/05/2010	QC	U	I	11	100	
GRANTOR: SHEA FAY J							
GRANTEE: SHEA FAY J L/E							

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

BUILDING DIMENSIONS											
BAS=[YR=2002] W28 S30 E4 S18 FSP=[YR=2004] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24 \$ E24 N48 \$ PTR= E15 FDG=[YR=2002] E12 S1 E4 S10 W4 S11 W12 N22 \$ W15 \$.											