

BLOCK 8 LOT 8
AMELIA PARK PHASE 1 UNIT 4
PB 6/265

HILLMAN JOHN A & DAWN M
1001 WHITE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0008-0080



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	12	HARDWOOD 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

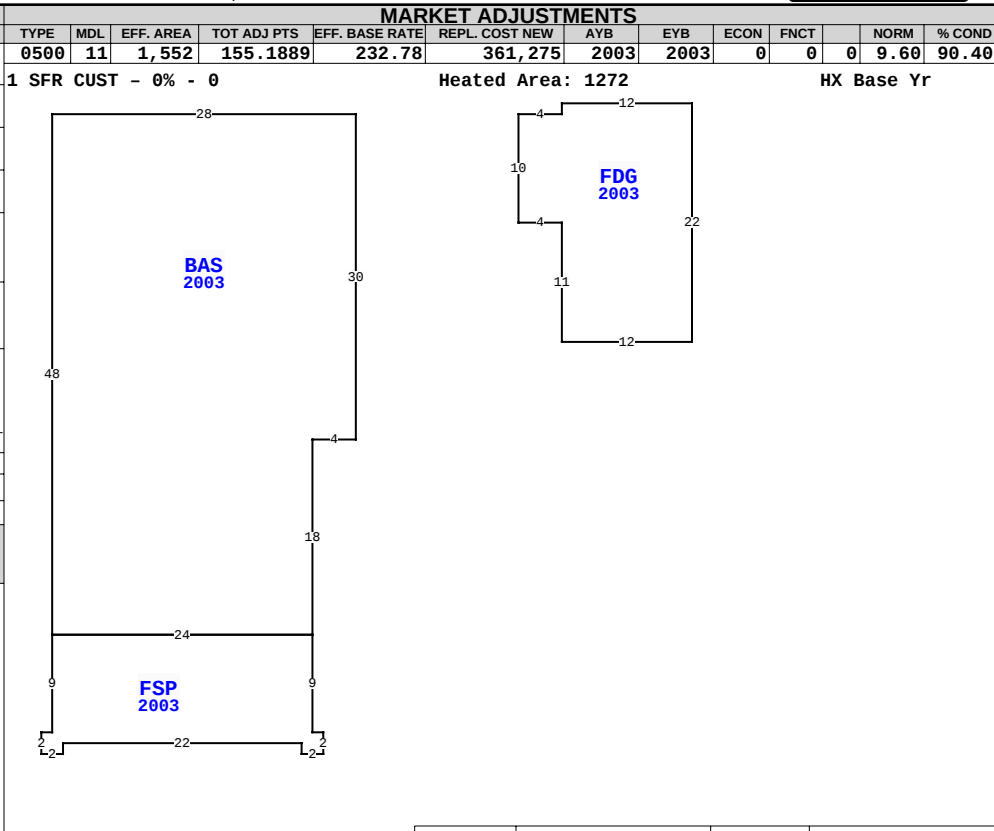
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	267,671
FDG	304	60	182	38,299
FSP	246	40	98	20,622
TOTALS	1,822		1,552	326,593

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	2003	2003	3	83	1,726	
3	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	2003	2003	3	83	874	
4	1243	WD DECK F	0	0	2	6	12.00	SF	8.00	8.00	100	2003	2003	3	21	20	
5	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2003	2003	3	21	42	
6	0855	CONC PAVER	0	0	0	0	241.00	SF	10.00	10.00	100	2004	2004	3	84	2,024	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1611 GEDDES LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			7,731
L N	USE CODE	CLS	
1	000100	C	SFR

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	326,593		
TOTAL MARKET OB/XF VALUE	7,731		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	494,324		
SOH/AGL Deduction	56,449		
ASSESSED VALUE	437,875		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	437,875		
TOTAL JUST VALUE	494,324		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	398,068		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021293	NEW CONSTR	87,800	07/30/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2478/0947	6/29/2021	WD	Q	I	01
GRANTOR: BUNN JAMES D & TRACIE					SALE PRICE
GRANTEE: HILLMAN JOHN A & DA					450,000
2337/0668	1/27/2020	WD	Q	I	02
GRANTOR: MITCHELL PRESLEY K &					404,000
GRANTEE: BUNN JAMES D & TRAC					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2003] W28 S48 FSP=[YR=2003] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24\$ E24 N18 E4 N30\$ PTR=E15 FDG=[YR=2003] E4 N1 E12 S22 W12 N11 W4 N10\$ W15\$.		