

BLOCK 8 LOT 9
IN OR 1643/1006
AMELIA PARK PHASE 1 UNIT 4

CRANFORD WALLACE D & LEIGH A
1607 GEDDES LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0008-0090



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	1	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
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	239,492
FDG	304	60	182	38,235
FOP	240	30	72	15,126
STR	12	10	1	210
STR	24	10	2	420

TOTALS	1,720	1,397	293,483
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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	22	14	308.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00

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		R-2	0.00	0.00	40.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	1,397	154.9298	232.39	324,649	2003	2003	0	0	9.60	90.40	
1 SFR CUST - 100% - 2010												
Heated Area: 1140												
HX Base Yr 2010												

1607 GEDDES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024
INC DATE		AG DATE	MLU

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	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0 100	22	14	308.00	SF	6.50	6.50	100	2003	2003	3	83	1,662	
3	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	2003	2003	3	83	291	
4	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00	100	2003	2003	3	21	50	

TOTAL OB/XF										5,048						
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
1	000100	C	SFR	100		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	4,000.00	4,000.00

Total Acres:	0.00	Total Land Value:	160,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		293,483			
TOTAL MARKET OB/XF VALUE		5,048			
TOTAL LAND VALUE - MARKET		160,000			
TOTAL MARKET VALUE		458,531			
SOH/AGL Deduction		247,781			
ASSESSED VALUE		210,750			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		160,750			
TOTAL JUST VALUE		458,531			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		367,935			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021289	NEW CONSTR	792,780	07/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1643/1006	9/30/2009	WD	Q	I	01	233,000
GRANTOR: VIEIRA KAREN						
GRANTEE: CRANFORD WALLACE D						
1643/1004	9/23/2009	QC	U	I	11	100
GRANTOR: FLANAGAN SHERRY						
GRANTEE: VIEIRA KAREN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W12STR=[YR=2003] W6S4E6N4S S6 W18 S35 FOP=[YR=2003] S8 E6 STR=[YR=2003] S2E6N2W6S E24N8 W30S E30N13E2N9W2 N19SPTR=N15 FDG=[YR=2003] N22 E12 S1 E4 S10 W4 S11 W12S S15S .									