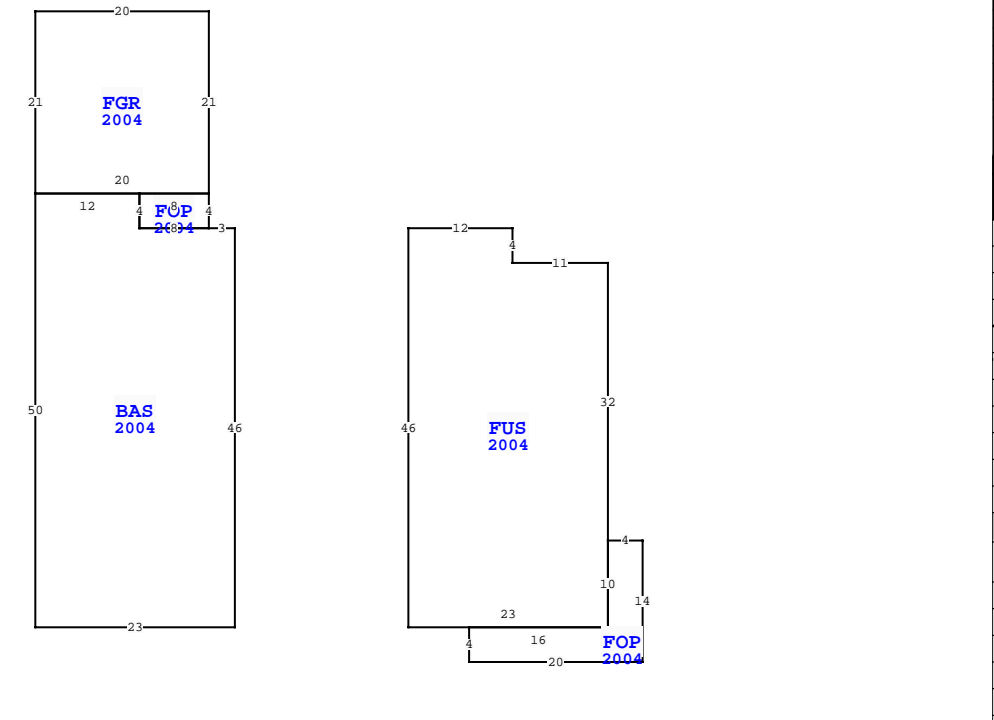


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	23	REINF CONC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2023		Heated Area: 2120					HX Base Yr 2023	



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,106	100
FGR	420	55
FOP	32	30
FOP	120	30
FUS	1,014	100
TOTALS	2,692	2,397
		498,892

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1131	REINFR	8	0	100	38	3	11.03	11.03	100	2004
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2004
3	0825	BRICK	0	100	0	0		17.50	17.50	100	2004
4	0810	CONCRETE A	0	100	16	21		6.50	6.50	100	2004

1557 GEDDES LN, FERNANDINA BEACH			BLD DATE	LGL DATE	03/21/2024	MLU
			XF DATE	LAND DATE		
			INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			498,892	
TOTAL MARKET OB/XF VALUE			12,257	
TOTAL LAND VALUE - MARKET			112,000	
TOTAL MARKET VALUE			623,149	
SOH/AGL Deduction			7,210	
ASSESSED VALUE			615,939	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			565,939	
TOTAL JUST VALUE			623,149	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			597,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022005	NEW CONSTR	167,000	12/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/0856	3/04/2022	WD	Q	I	01	675,000

GRANTOR: SMITH CRAWFORD W L/E
 GRANTEE: MARTIN BRENT E
 2395/1869 9/23/2020 QC U I 11 100
 GRANTOR: SMITH CRAWFORD W
 GRANTEE: SMITH MONTGOMERY C

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W3 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S21 E20\$ W8 S4 E8\$ W8 N4 W12 S50 E23 N46\$ PTR=E20 FUS=[YR=2004] E12 S4 E11 S32 FOP=[YR=2004] E4 S14 W20 N4 E16 N10\$ S10 W23 N46\$ W20\$.

LAND DESCRIPTION												TOTAL OB/XF												12,257
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-2	0.00	0.00	28.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	112,000							