



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 60
Interior Floor	15	HARDTILE 40
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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,106	100	1,106	225,990
FGR	450	55	248	50,674
FOP	32	30	10	2,043
FOP	60	30	18	3,678
FUS	1,014	100	1,014	207,192
TOTALS	2,662		2,396	489,577

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	1131	REINFR	8	0	100	38	3		114.00	SF 11.03	100	2004	2004	3	96	1,207	
2	0855	CONC PAVER	0	100	0	0			255.00	SF 10.00	100	2004	2004	3	84	2,142	
3	0810	CONCRETE A	0	100	15	8			120.00	SF 9.75	100	2004	2004	3	84	983	
4	0810	CONCRETE A	0	100	22	3			66.00	SF 6.50	100	2004	2004	3	84	360	
5	0810	CONCRETE A	0	100	16	20			320.00	SF 6.50	100	2004	2004	3	84	1,747	
6	0470	VNYL GATE	0	100	0	0			1.00	UT 300.00	100	2004	2004	3	64	192	
7	0478	VF 6 SLAT	0	100	0	0			6.00	LF 15.00	100	2004	2004	3	64	58	
8	0478	VF 6 SLAT	0	100	0	0			56.00	LF 7.50	100	2004	2004	3	64	269	

LAND DESCRIPTION			TOTAL OB/XF 6,958														
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
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,396	237.6647	225.78	540,969	2004	2004	0	0	0	9.50	90.50

1 TOWNHOUSE - 100% - 2023

Heated Area: 2120

HX Base Yr 2023

23

10

3

11

4

3

46

23

FGR

2004

FOP

2004

BAS

2004

21

20

12

4

16

7

46

42

11

4

12

FUS

2004

FOP

2004

BLD DATE

LGL DATE

03/31/2024

MLA

1549 GEDDES LN, FERNANDINA BEACH												BLD DATE		LGL DATE		03/21/2024	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

TOTAL OB/XF 6,958												BUILDING DIMENSIONS					
												FGR=[YR=2004] W23 S10 E3 S11 FOP=[YR=2004] S4 BAS=[YR=2004] W3 S46 E23 N50 W12 S4 W8\$ E8 N4 W8\$ E20 N21\$ PTR=E20					
												FUS=[YR=2004] E11 N4 E12 S46 W7 FOP=[YR=2004] S4 W15 N4 E15\$ W16 N42\$ W20\$.					

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2542/1614	3/01/2022	WD Q	I 01
GRANTOR: MATTHEW 25 INVESTMENT			
GRANTEE: PAGNUCCO JACQUELYN			
2524/1449	12/23/2021	WD Q	I 01
GRANTOR: SNOWDEN BARBARA J R R			
GRANTEE: MATTHEW 25 INVESTME			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2004] W23 S10 E3 S11 FOP=[YR=2004] S4 BAS=[YR=2004] W3 S46 E23 N50 W12 S4 W8\$ E8 N4 W8\$ E20 N21\$ PTR=E20			
FUS=[YR=2004] E11 N4 E12 S46 W7 FOP=[YR=2004] S4 W15 N4 E15\$ W16 N42\$ W20\$.			