

SMITH HOYT BRUCE
1545 GEDDES LANE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0009-03A0

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall23REINF CONC 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo15HARDTILE 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1.51.5 100
0 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,1101001,110234,090

FGR4205523148,716

FOP283081,687

FOP6430194,007

FUS1,0141001,014213,844

TOTALS2,6362,382502,345

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320122,382245.2989233.03555,07720042004009.5090.50

1 TOWNHOUSE - 100% - 2007Heated Area: 2124HX Base Yr 2007

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/21/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE502,345

TOTAL MARKET OB/XF VALUE7,545

TOTAL LAND VALUE - MARKET112,000

TOTAL MARKET VALUE621,890

SOH/AGL Deduction352,259

ASSESSED VALUE269,631

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE219,631

TOTAL JUST VALUE621,890

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE596,834

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

1262/14629/30/2004WDQV100

GRANTOR: BRYLEN HOMES LTD

GRANTEE: SMITH HOYT BRUCE

1131/11874/23/2003WDUV07100

GRANTOR: AMELIA PARK DEVELOPME

GRANTEE: BRYLEN HOMES LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S21 E20\$ W7 S4 E7\$ W7 N4 W13 S50 E23 N46\$ PTR=E20 FUS=[YR=2004] E12 S4 E11 S42 FOP=[YR=2004] S4 W16 N4 E16\$ W23 N46 \$ W20\$.

EXTRA FEATURES

1545 GEDDES LN, FERNANDINA BEACH

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10877JACUZZI0100001.00UT1,000.001,000.0010020042004322220

20962SKYLIGHT0100001.00UT250.00250.0010020042004384210

30855CONC PAVER010000255.00SF10.0010.00100200420043842,142

40855CONC PAVER010000172.00SF10.0010.00100200420043841,445

51131REINFR80100383114.00SF11.0311.03100200420043961,207

60810CONCRETE A01001917323.00SF6.506.50100200420043841,764

70470VNYL GATE0100001.00UT300.00300.0010020042004364192

80478VF 6 SLAT01000056.00LF7.507.5010020042004364269

90478VF 6 SLAT01000010.00LF15.0015.001002004200436496

TOTAL OB/XF7,545

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100R-20.000.0028.00FF1.001.001.004,000.004,000.00112,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 112,000Market: 0Agricultural: 0Common: 112,000

PRINTED 08/06/2024 BY SYS