BLOCK 8 LOT 5
IN OR 1907/966
AMELIA PARK PHASE 1 UNIT 4

FITZPATRICK MARY A TRUST/FITZPATRICK MARY A TRUSTE
1623 GEDDES LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0008-0050

BUILDING CHARACTERISTICS

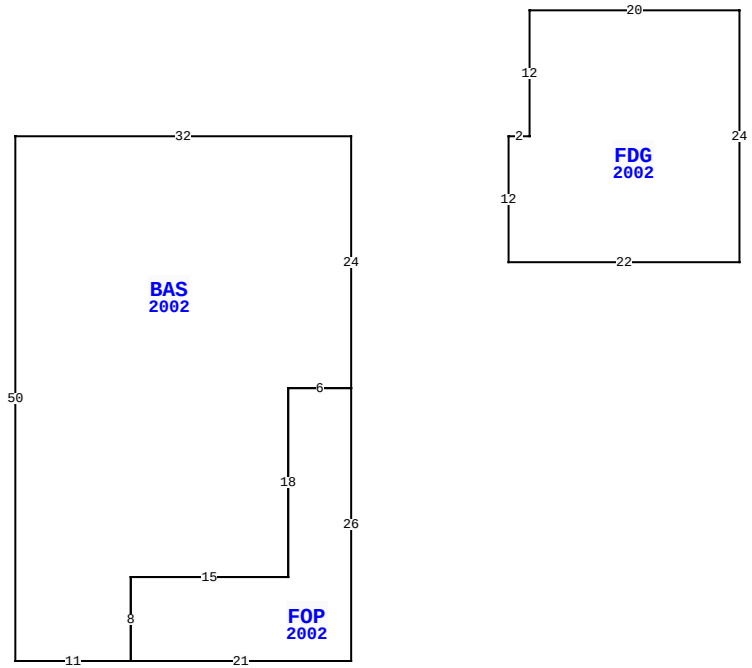
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	2002	1,324	276,230
FDG	504	60	2002	302	63,007
FOP	276	30	2002	83	17,317
TOTALS	2,104			1,709	356,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,709	147.7010	233.37	398,829	2002	2002	0	0	0	10.60	89.40

1 SFR CUST – 100% - 2018 Heated Area: 1324 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

1623 GEDDES LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		356,553
TOTAL MARKET OB/XF VALUE		7,428
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		563,981
SOH/AGL Deduction		130,168
ASSESSED VALUE		433,813
TOTAL EXEMPTION VALUE	13	433,813
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		563,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020216	NEW CONSTR	90,399	02/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/671	5/03/2024	WD	U	I	11	100
GRANTOR: FITZPATRICK FRANCIS J						
GRANTEE: FITZPATRICK MARY A						
1907/0966	3/14/2014	WD	Q	I	02	276,500
GRANTOR: KNUTH THOMAS & JANE						
GRANTEE: FITZPATRICK FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W32 S50 E11 FOP=[YR=2002] E21 N26 W6 S18 W15 S8 $ N8 E15 N18 E6 N24 $ PTR= E15 FDG=[YR=2002] E2 N12 E20 S24 W22 N12 $ W15 $.

EXTRA FEATURES

LN	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	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	0	0	785.00	SF	6.50	6.50	100	2002	2002	3	80	4,082	
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2002	2002	3	80	333	
4	1243	WD DECK F	0	100	2	10	20.00	SF	8.00	8.00	100	2002	2002	3	20	32	
5	1243	WD DECK F	0	100	1	4	4.00	SF	8.00	8.00	100	2002	2002	3	20	6	

LAND DESCRIPTION

TOTAL OB/XF 7,428

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS