

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2003	1,140	250,876
FDG	304	60	2003	182	40,052
FOP	240	30	2003	72	15,845
STR	12	10	2003	1	220
STR	24	10	2003	2	441

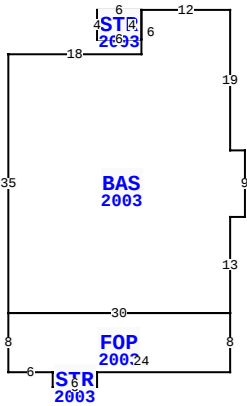
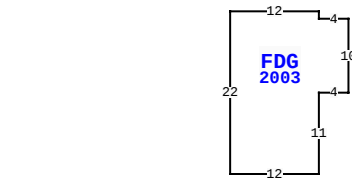
TOTALS	1,720			1,397	307,433
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	22	14	308.00	SF	6.50
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50
4	1242	WD DECK A	0	100	6	4	24.00	SF	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	RES	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	244.79	341,972	2003	2003	0	0	0	10.10	89.90
1 SFR CUST - 100% - 2010												
Heated Area: 1140												
HX Base Yr 2010												



1607 GEDDES LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2025	MLU
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		307,433	
TOTAL MARKET OB/XF VALUE		4,988	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		512,421	
SOH/AGL Deduction		295,559	
ASSESSED VALUE		216,862	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		166,140	
TOTAL JUST VALUE		512,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		458,531	

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
1643/1006	9/30/2009	WD	Q	I	01

GRANTOR: VIEIRA KAREN					
GRANTEE: CRANFORD WALLACE D					
1643/1004	9/23/2009	QC	U	I	11
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 .					

TOTAL OB/XF												
4,988												

Market:	0
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Agricultural:	0
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Common:	200,000
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