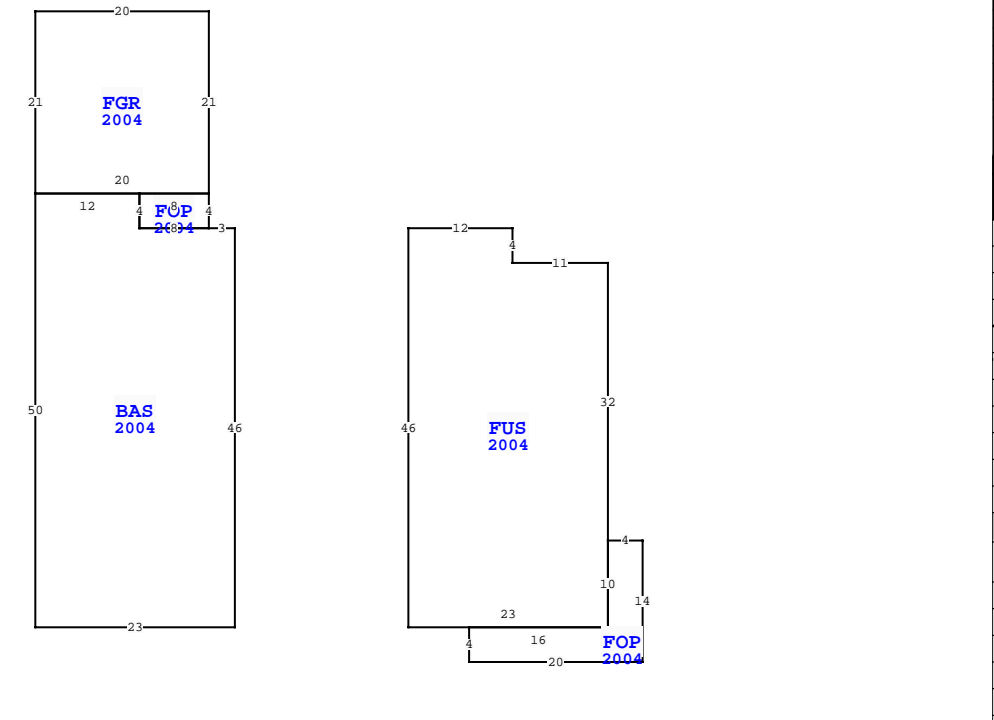


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	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	05	Quality Level 05
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	

1557 GEDDES LN, FERNANDINA BEACH

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1131	REINFR 8	0 100	38	3	114.00	SF	11.03	11.03	100	2004	2004
2	0855	CONC PAVER	0 100	0	0	255.00	SF	10.00	10.00	100	2004	2004
3	0825	BRICK	0 100	0	0	421.00	SF	17.50	17.50	100	2004	2004
4	0810	CONCRETE A	0 100	16	21	336.00	SF	6.50	6.50	100	2004	2004

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	R-2	0.00	0.00	28.00	FF		1.00

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	R-2	0.00	0.00	28.00	FF		1.00

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	R-2	0.00	0.00	28.00	FF		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			491,670
TOTAL MARKET OB/XF VALUE			12,123
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			643,793
SOH/AGL Deduction			9,992
ASSESSED VALUE			633,801
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			583,079
TOTAL JUST VALUE			643,793
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			623,149

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	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												
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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\$.												