BLOCK 9 LOT 2B
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

HART JOHN ROBERT & MELANIE SCHWINN
1553 GEDDES LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0009-02B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

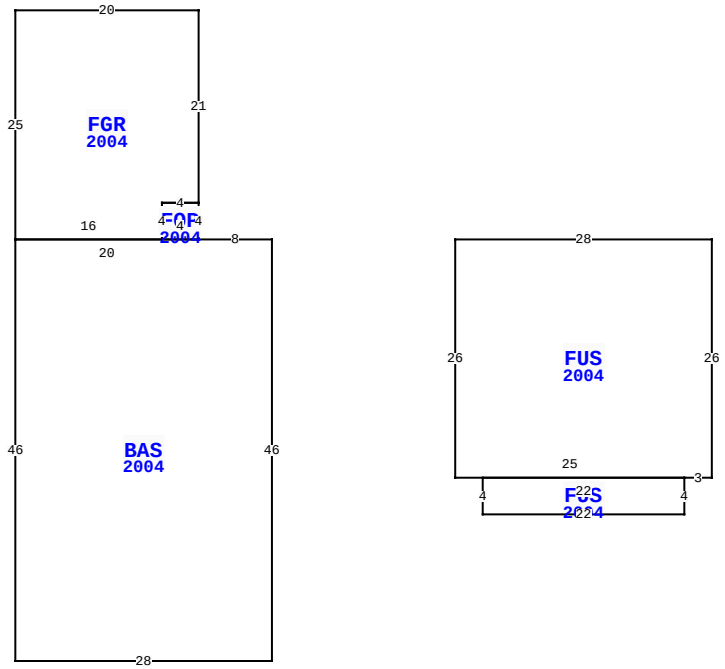
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2004	1,288	264,193
FGR	484	55	2004	266	54,562
FOP	16	30	2004	5	1,026
FUS	88	100	2004	88	18,050
FUS	728	100	2004	728	149,326
TOTALS	2,604			2,375	487,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,375	227.9137	227.91	541,286	2004	2004	0	0	0	10.00	90.00

1 TOWNHOUSE – 100% - 2025 Heated Area: 2104 HX Base Yr 2025



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		487,157
TOTAL MARKET OB/XF VALUE		7,133
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		634,290
SOH/AGL Deduction		0
ASSESSED VALUE		634,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		583,568
TOTAL JUST VALUE		634,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112206	XFOB	0	12/12/2011
20100771	H/AC	5,800	05/10/2010
20022004	NEW CONSTR	158,000	11/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/906	7/19/2024	WD	Q	I	01	755,000
GRANTOR: DICKISON FAMILY REVOC						
GRANTEE: HART JOHN ROBERT &						
1389/1776	2/17/2006	WD	Q	I		440,000
GRANTOR: BERESFORD DAVID R & S						
GRANTEE: DICKISON JOHN H & J						

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

1553 GEDDES LN, FERNANDINA BEACH

BUILDING NOTES

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	1131	REINFR 8	0	100	36	3	108.00	SF	11.03	11.03	100	2004	2004	3	95	1,131	
2	0855	CONC PAVER	0	100	0	0	315.00	SF	10.00	10.00	100	2004	2004	3	83	2,615	
3	0810	CONCRETE A	0	100	8	8	64.00	SF	9.75	9.75	100	2004	2004	3	83	518	
4	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2004	2004	3	83	405	
5	0810	CONCRETE A	0	100	16	26	416.00	SF	6.50	6.50	100	2004	2004	3	83	2,244	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
7	0478	VF 6 SLAT	0	100	0	0	4.00	LF	15.00	15.00	100	2004	2004	3	61	37	

BUILDING DIMENSIONS

BAS=[YR=2004] W8 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S25 E16 N4 E4$ W4 S4 E4$ W20 S46 E28 N46$ PTR=E20 FUS=[YR=2004] E28 S26 W3 FUS=[YR=2004] S4 W22 N4 E22$ W25 N26$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 7,133

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	28.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	140,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/30/2025 BY SYS