

PAGNUCCO JACQUELYN C & ROGER
1549 GEDDES LN
FERNANDINA BEACH, FL 32034

00-00-31-102P-0009-02C0



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 70

Exterior Wall

23REINF CONC 30

RooF Structur

08IRREGULAR 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 60

Interior Floo

15HARDTILE 40

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame Stories Units

02WOOD FRAME 100
1.5 1.5 100
0 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1031.00

TOTALS

2,6622,396482,494

MARKET ADJUSTMENTS

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

0320122,396223.75223.75536,105200420040010.0090.00

1 TOWNHOUSE - 100% - 2023Heated Area: 2120HX Base Yr 2023

FGR2004

FUS2004

FOP2004

FSP2004

BAS2004

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

05/08/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE482,494

TOTAL MARKET OB/XF VALUE6,858

TOTAL LAND VALUE - MARKET140,000

TOTAL MARKET VALUE629,352

SOH/AGL Deduction11,045

ASSESSED VALUE618,307

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE567,585

TOTAL JUST VALUE629,352

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE608,535

SUBAREAMARKET VALUE

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,10610020041,106222,721

FGR45055200424849,941

FOP32302004102,014

FOP60302004183,625

FUS1,01410020041,014204,195

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSSFAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11131REINFR80100383114.00SF11.0311.03100200420043951,194

20855CONC PAVER010000255.00SF10.0010.00100200420043832,117

30810CONCRETE A0100158120.00SF9.759.7510020042004383971

40810CONCRETE A010022366.00SF6.506.5010020042004383356

50810CONCRETE A01001620320.00SF6.506.50100200420043831,726

60470VNYL GATE0100001.00UT300.00300.0010020042004361183

70478VF 6 SLAT0100006.00LF15.0015.001002004200436155

80478VF 6 SLAT01000056.00LF7.507.5010020042004361256

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC1000006R-20.000.0028.00FF1.001.001.005,000.005,000.00140,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 140,000Market: 0Agricultural: 0Common: 140,000PRINTED 07/30/2025 BY SYS