BLOCK 9 LOT 3A
IN OR 1262/1462
AMELIA PARK PHASE 1 UNIT 5

SMITH HOYT BRUCE
1545 GEDDES LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0009-03A0

BUILDING CHARACTERISTICS

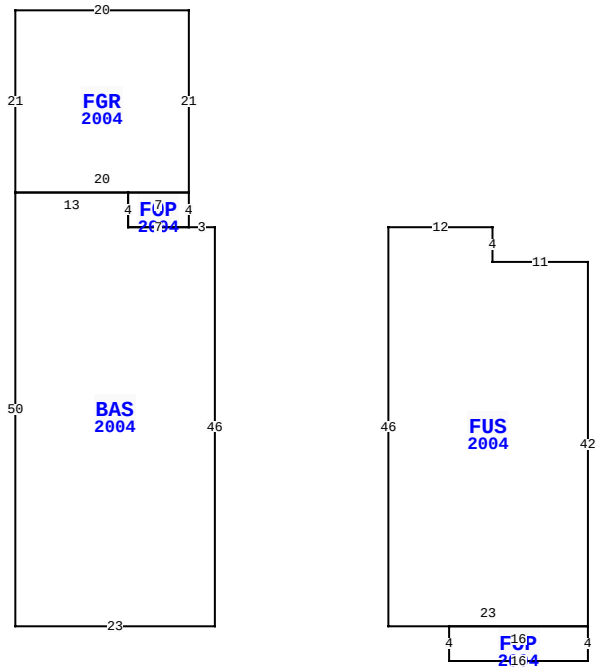
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,110	100	2004	1,110	230,709
FGR	420	55	2004	231	48,012
FOP	28	30	2004	8	1,663
FOP	64	30	2004	19	3,949
FUS	1,014	100	2004	1,014	210,756
TOTALS	2,636			2,382	495,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,382	230.9399	230.94	550,099	2004	2004	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2007 Heated Area: 2124 HX Base Yr 2007



1545 GEDDES LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		495,089
TOTAL MARKET OB/XF VALUE		7,431
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		642,520
SOH/AGL Deduction		365,070
ASSESSED VALUE		277,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,728
TOTAL JUST VALUE		642,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042430	OTHER	1,000	12/27/2004
20040679	NEW CONSTR	113,000	04/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/1462	9/30/2004	WD	Q	V		46,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: SMITH HOYT BRUCE						
1131/1187	4/23/2003	WD	U	V	07	100
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S21 E20$ W7 S4 E7$ W7 N4 W13 S50 E23 N46$ PTR=E20 FUS=[YR=2004] E12 S4 E11 S42 FOP=[YR=2004] S4 W16 N4 E16$ W23 N46 $ W20$.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
2	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2004	2004	3	83	208	
3	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2004	2004	3	83	2,117	
4	0855	CONC PAVER	0	100	0	0	172.00	SF	10.00	10.00	100	2004	2004	3	83	1,428	
5	1131	REINFR 8	0	100	38	3	114.00	SF	11.03	11.03	100	2004	2004	3	95	1,194	
6	0810	CONCRETE A	0	100	19	17	323.00	SF	6.50	6.50	100	2004	2004	3	83	1,743	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
8	0478	VF 6 SLAT	0	100	0	0	56.00	LF	7.50	7.50	100	2004	2004	3	61	256	
9	0478	VF 6 SLAT	0	100	0	0	10.00	LF	15.00	15.00	100	2004	2004	3	61	92	

LAND DESCRIPTION

TOTAL OB/XF 7,431

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		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