BLOCK 9 LOT 3C
IN OR 2041/1166
AMELIA PARK PHASE 1 UNIT 5

JOHNSON DONALD F & L BONNIE
1537 GEDDES LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0009-03C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

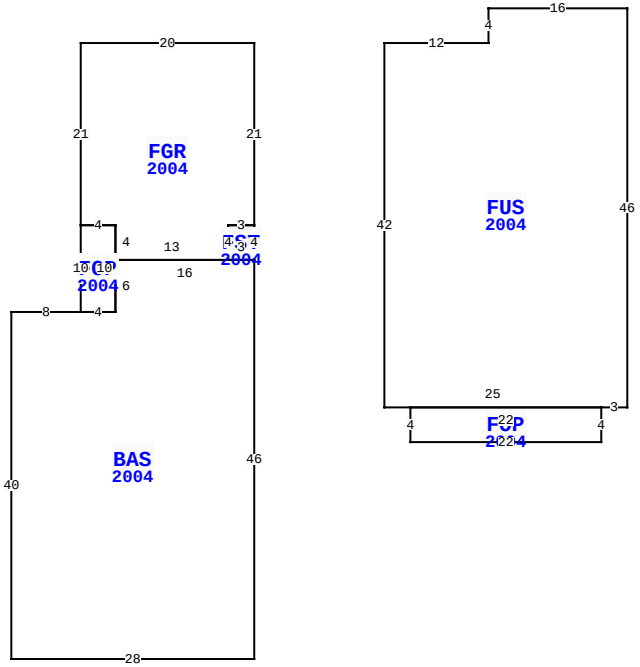
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,216	100	2004	1,216	232,582
FGR	472	55	2004	260	49,730
FOP	40	30	2004	12	2,295
FOP	88	30	2004	26	4,973
FST	12	55	2004	7	1,339
FUS	1,240	100	2004	1,240	237,173
TOTALS	3,068			2,761	528,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,761	212.5162	212.52	586,768	2004	2004	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2017 Heated Area: 2456 HX Base Yr 2017



1537 GEDDES LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		528,091
TOTAL MARKET OB/XF VALUE		19,768
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		687,859
SOH/AGL Deduction		369,115
ASSESSED VALUE		318,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,022
TOTAL JUST VALUE		687,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042405	OTHER	2,000	12/21/2004
2004067	NEW CONSTR	139,000	04/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2041/1166	4/20/2016	WD	Q	I	01	315,000
GRANTOR: CHAPMAN ELIZABETH LIT						
GRANTEE: JOHNSON DONALD F &						
1619/0520	5/12/2009	QC	U	I	11	100,000
GRANTOR: CHAPMAN ABNER B III &						
GRANTEE: CHAPMAN ELIZABETH L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 S21 FOP=[YR=2004] S10 BAS=[YR=2004] W8 S40 E28 N46 FST=[YR=2004] N4 W3 S4 E3 $ W16 S6 W4 $ E4 N10 W4 $ E4 S4 E13 N4 E3 N21 $ PTR= E15 FUS=[YR=2004] E12 N4 E16 S46 W3 FOP=[YR=2004] S4 W22 N4 E22 $ W25 N42 $ W15 $.

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	0966	FIRE SPRNK	0	100	0	0	2,456.00	SF	4.50	4.50	100	2004	2004	3	83	9,173	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	1131	REINFR 8	0	100	36	3	108.00	SF	11.03	11.03	100	2004	2004	3	95	1,131	
4	0855	CONC PAVER	0	100	0	0	315.00	SF	10.00	10.00	100	2004	2004	3	83	2,615	
5	0855	CONC PAVER	0	100	0	0	172.00	SF	10.00	10.00	100	2004	2004	3	83	1,428	
6	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2004	2004	3	83	210	
7	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2004	2004	3	83	1,726	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
9	0478	VF 6 SLAT	0	100	0	0	10.00	LF	15.00	15.00	100	2004	2004	3	61	92	
10	0478	VF 6 SLAT	0	100	0	0	18.00	LF	15.00	15.00	100	2004	2004	3	61	165	

TOTAL OB/XF 19,768

LAND DESCRIPTION

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