BLOCK 7 LOT 9
IN OR 1644/703
AMELIA PARK PHASE 1 UNIT 3

MASON JOHN W & PATRICIA C
1717 GEDDES LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

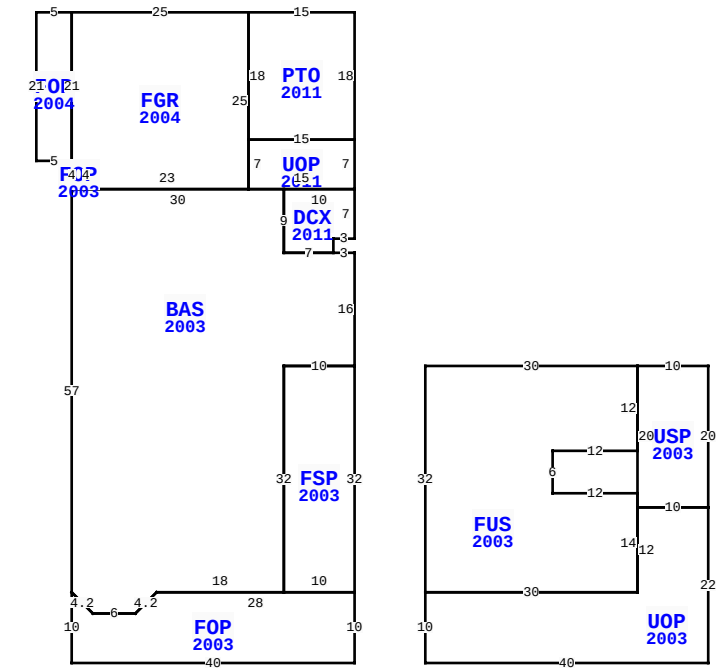
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,897	100	2003	1,897	345,983
DCX	84	15	2011	13	2,371
FGR	617	55	2004	339	61,829
FOP	8	30	2003	2	365
FOP	373	30	2003	112	20,427
FOP	105	30	2004	32	5,836
FSP	320	40	2003	128	23,345
FUS	888	100	2003	888	161,958
PTO	270	5	2011	14	2,553
UOP	520	20	2003	104	18,968
TOTALS	5,387			3,610	658,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,610	121.4055	201.53	727,523	2003	2005	0	0	0	9.50	90.50

1 SFR CUST 100% - 2013 Heated Area: 2785 HX Base Yr 2013



** This building has 12 Sub-Areas

1717 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		658,408
TOTAL MARKET OB/XF VALUE		12,492
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		895,900
SOH/AGL Deduction		459,920
ASSESSED VALUE		435,980
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		384,569
TOTAL JUST VALUE		895,900
NCON VALUE		7,434
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		928,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0620	SC ENCLOSURE	112,287	11/25/2024
20111047	GAS	450	06/24/2011
20110843	REMODEL	900	06/01/2011
20110827	ELEC OTHER	1,500	05/31/2011
20110567	ADDITION	35,000	03/25/2011
20020210	NEW CONSTR	284,000	02/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1644/0703	10/19/2009	WD	Q	I	01	449,000
GRANTOR: MCCLELLAN JOHN PATRIC						
GRANTEE: MASON JOHN W & PATR						
1043/0084	3/12/2002	WD	Q	V		55,000
GRANTOR: HOMETOWN NEIGHBORHOOD						
GRANTEE: MCCLELLAN JOHN PATR						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W15 FGR=[YR=2004] W25 FOP=[YR=2004] W5S21E5 FOP=[YR=2003] S4 BAS=[YR=2003] S57 FOP=[YR=2003] S10 E40 N10 FSP=[YR=2003] N32 W10 S32 E10$ W28 D3 L3 W6 L3 U3 $ D3 R3 E6 U3 R3 E18 N32 E10 N16 W3 DCX=[YR=2011] N2E3N7 UOP=[YR=2011] N7W15S7E15$ W10 S9E7$ W7N9W30$ E2N4W2$N21$ S21 E2S4E23N25$ S18E15N18$ PTR= E10S50 FUS=[YR=2003] S32 UOP=[YR=2003] S10 E40N22 USP=[YR=2003] N20W10S20E10$ W10S12W30$ E30N14W12N6E12N12 W30$W10N50$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2011	2011	3	40	2,000	
5	1244	WD DECK EX	0	100	4	5	20.00	SF	7.40	7.40	100	2011	2011	3	56	83	
6	0911	SCRN RM A	0	100	0	0	413.00	SF	18.00	18.00	100	2026	2025		100	7,434	

LAND DESCRIPTION

TOTAL OB/XF 12,492

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	45.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS