BLOCK 8 LOT 5
IN OR 1907/966
AMELIA PARK PHASE 1 UNIT 4

FITZPATRICK MARY A TRUST/FITZPATRICK MARY A TRUSTE
1623 GEDDES LN
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-102P-0008-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

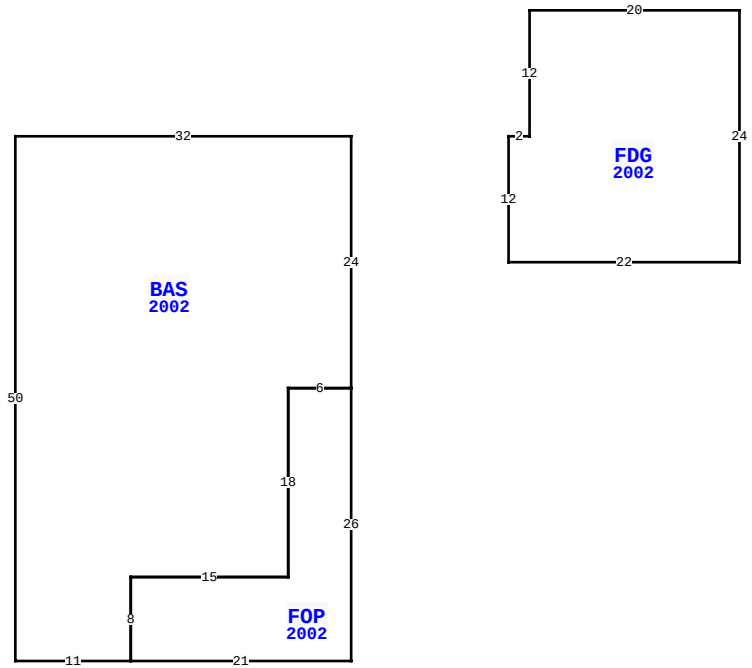
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 23 | REINF CONC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,324 | 100 | 2002 | 1,324 | 261,325 |
| FDG | 504 | 60 | 2002 | 302 | 59,607 |
| FOP | 276 | 30 | 2002 | 83 | 16,382 |
| TOTALS | 2,104 | | | 1,709 | 337,315 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,709 | 133.7450 | 222.02 | 379,432 | 2002 | 2002 | 0 | 0 | 0 | 11.10 | 88.90 |

1 SFR CUST 100% - 2018 Heated Area: 1324 HX Base Yr




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

1623 GEDDES LN, FERNANDINA BEACH

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 337,315 |
| TOTAL MARKET OB/XF VALUE | | 2,978 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 540,293 |
| SOH/AGL Deduction | | 94,767 |
| ASSESSED VALUE | | 445,526 |
| TOTAL EXEMPTION VALUE | 13 | 445,526 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 540,293 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 563,981 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 020216 | NEW CONSTR | 90,399 | 02/07/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2722/671 | 5/03/2024 | WD | U | I | 11 | 100 |
| GRANTOR: FITZPATRICK FRANCIS J | | | | | | |
| GRANTEE: FITZPATRICK MARY A | | | | | | |
| 1907/0966 | 3/14/2014 | WD | Q | I | 02 | 276,500 |
| GRANTOR: KNUTH THOMAS & JANE | | | | | | |
| GRANTEE: FITZPATRICK FRANCIS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2002] W32 S50 E11 FOP=[YR=2002] E21 N26 W6 S18 W15 S8 $ N8 E15 N18 E6 N24 $ PTR= E15 FDG=[YR=2002] E2 N12 E20 S24 W22 N12 $ 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 84 | 2,940 | |
| 4 | 1243 | WD DECK F | 0 | 100 | 2 | 10 | 20.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 20 | 32 | |
| 5 | 1243 | WD DECK F | 0 | 100 | 1 | 4 | 4.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 20 | 6 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,978

| 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 | 40.00 | FF | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS