

BLOCK 8 LOT 6 & S-1 OF LOT 7
IN OR 1087/1557
AMELIA PARK PHASE 1 UNIT 4

NORDSTROM JAN A & DEBORAH T
PO BOX 15082
FERNANDINA BEACH, FL 32035-3102

2026

00-00-31-102P-0008-0060



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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

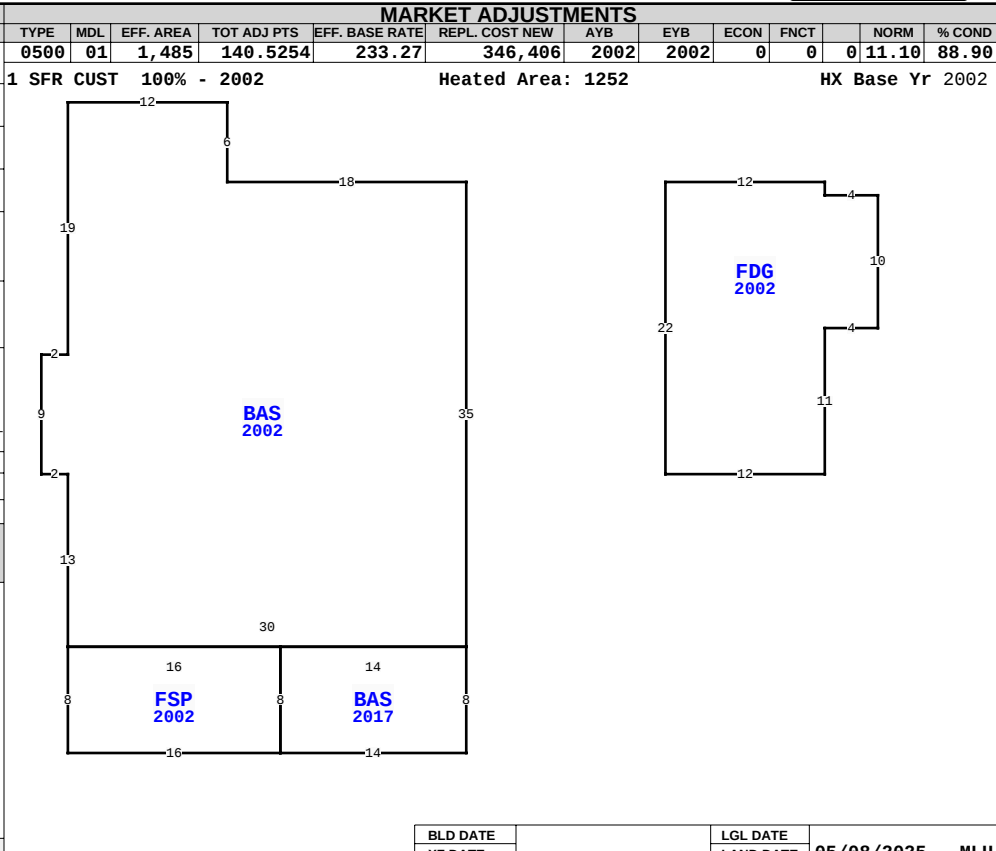
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,140	100	2002	1,140	236,410
BAS	112	100	2017	112	23,226
FDG	304	60	2002	182	37,742
FSP	128	40	2002	51	10,576
TOTALS	1,684			1,485	307,955

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
4	1242	WD DECK A	0	100	6	5	30.00	SF 10.00	10.00
5	1243	WD DECK F	0	100	2	6	12.00	SF 8.00	8.00
6	1242	WD DECK A	0	100	7	12	84.00	SF 10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	40.00



1619 GEDDES LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	307,955		
TOTAL MARKET OB/XF VALUE	3,187		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	511,142		
SOH/AGL Deduction	266,305		
ASSESSED VALUE	244,837		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	193,426		
TOTAL JUST VALUE	511,142		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	533,449		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172286	REMODEL	12,068	07/26/2017
021069	NEW CONSTR	2,000	06/24/2002
021024	H/AC	3,000	06/17/2002
020549	NEW CONSTR	1,000	04/02/2002
020240	NEW CONSTR	60,000	02/13/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1087/1557	10/16/2002	WD	Q	I		173,900	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: NORDSTROM JAN & DEB							
1024/0066	12/10/2001	WD	U	V	19	240,000	
GRANTOR: AMELIA PARK DEVELOPME							
GRANTEE: MEADOWFIELD OF JACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W18 N6 W12 S19 W2 S9 E2 S13 FSP=[YR=2002] S8 E16 BAS=[YR=2017] E14 N8 W14 S8\$ N8 W16\$ E30 N35 \$ PTR= E15 FDG=[YR=2002] E12 S1 E4 S10 W4 S11 W12 N22 \$ W15 \$.									