

BLOCK 8 LOT 7 (EX S-1)
IN OR 2261/1076
AMELIA PARK PHASE 1 UNIT 4

WALKER KAREN
1615 GEDDES LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0008-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,272	100	2002	1,272	256,083
FDG	304	60	2002	182	36,641
FSP	246	40	2004	98	19,730
TOTALS	1,822			1,552	312,453

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	5	4	20.00	SF	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,552	136.4199	226.46	351,466	2002	2002	0	0	0 11.10	88.90
1 SFR CUST 100% - 2020 Heated Area: 1272 HX Base Yr 2020											

1615 GEDDES LN, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/08/2025 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		312,453	
TOTAL MARKET OB/XF VALUE		2,980	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		515,433	
SOH/AGL Deduction		228,110	
ASSESSED VALUE		287,323	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		235,912	
TOTAL JUST VALUE		515,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121814	H/AC	2,500	09/04/2012
021070	NEW CONSTR	2,000	06/24/2002
021022	H/AC	3,000	06/17/2002
020548	NEW CONSTR	1,000	04/02/2002
020206	NEW CONSTR	87,791	02/13/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2261/1076	3/14/2019	WD	Q	I	01	385,000	
GRANTOR: SHEA FAY LIVING TRUST							
GRANTEE: WALKER KAREN							
1709/0485	11/05/2010	QC	U	I	11	100	
GRANTOR: SHEA FAY J							
GRANTEE: SHEA FAY J L/E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W28 S30 E4 S18 FSP=[YR=2004] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24 \$ E24 N48 \$ PTR= E15 FDG=[YR=2002] E12 S1 E4 S10 W4 S11 W12 N22 \$ W15 \$.									