

BLOCK 8 LOT 8
AMELIA PARK PHASE 1 UNIT 4
PB 6/265

MCKERNAN AMY NICOLE & EDWARD J
716 GREENRIDGE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0008-0080



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	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	2003	1,272	265,267
FDG	304	60	2003	182	37,955
FSP	246	40	2003	98	20,437
TOTALS	1,822			1,552	323,659

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
4	1243	WD DECK F	0	0	2	6	12.00	SF	8.00	8.00	100	2003	2003	3	20	19	
5	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2003	2003	3	20	40	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	140.5254	233.27	362,035	2003	2003	0	0	0 10.60	89.40
1 SFR CUST 0% - 2026 Heated Area: 1272 HX Base Yr											

1611 GEDDES LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	323,659		
TOTAL MARKET OB/XF VALUE	3,034		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	526,693		
SOH/AGL Deduction	0		
ASSESSED VALUE	526,693		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	526,693		
TOTAL JUST VALUE	526,693		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	549,752		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021293	NEW CONSTR	87,800	07/30/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2782/1723	4/22/2025	WD	Q	I	01	685,000	
GRANTOR: HILLMAN JOHN A & DAWN							
GRANTEE: MCKERNAN AMY NICOLE							
2478/0947	6/29/2021	WD	Q	I	01	450,000	
GRANTOR: BUNN JAMES D & TRACIE							
GRANTEE: HILLMAN JOHN A & DA							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W28 S48 FSP=[YR=2003] S9 W1 S2 E2 N1 E22 S1 E2 N2 W1 N9 W24\$ E24 N18 E4 N30\$ PTR=E15 FDG=[YR=2003] E4 N1 E12 S22 W12 N11 W4 N10\$ W15\$.	

TOTAL OB/XF											
3,034											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		R-2	0.00	0.00	40.00	FF	1.00