BLOCK 9 LOT 2A
AMELIA PARK PHASE 1 UNIT 5
PB 6/295

MARTIN BRENT E
1557 GEDDES LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0009-02A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

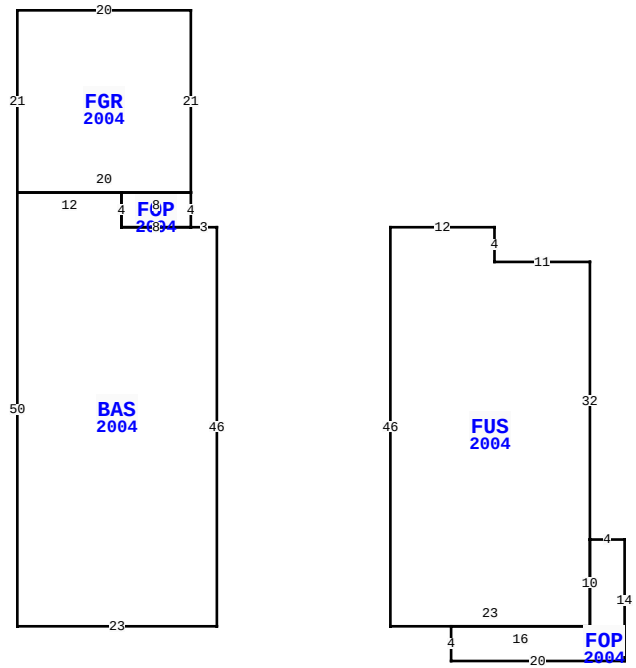
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
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	1,106	100	2004	1,106	208,655
FGR	420	55	2004	231	43,579
FOP	32	30	2004	10	1,887
FOP	120	30	2004	36	6,791
FUS	1,014	100	2004	1,014	191,298
TOTALS	2,692			2,397	452,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,397	200.7530	210.79	505,264	2004	2004	0	0	0	10.50	89.50

1 TOWNHOUSE 100% - 2023 Heated Area: 2120 HX Base Yr 2023



1557 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		452,211
TOTAL MARKET OB/XF VALUE		1,194
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		593,405
SOH/AGL Deduction		0
ASSESSED VALUE		593,405
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		541,994
TOTAL JUST VALUE		593,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022005	NEW CONSTR	167,000	12/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0856	3/04/2022	WD	Q	I	01	675,000
GRANTOR: SMITH CRAWFORD W L/E						
GRANTEE: MARTIN BRENT E						
2395/1869	9/23/2020	QC	U	I	11	100
GRANTOR: SMITH CRAWFORD W						
GRANTEE: SMITH MONTGOMERY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S21 E20$ W8 S4 E8$ W8 N4 W12 S50 E23 N46$ PTR=E20 FUS=[YR=2004] E12 S4 E11 S32 FOP=[YR=2004] E4 S14 W20 N4 E16 N10$ S10 W23 N46$ W20$.

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	1131	REINFR 8	0	100	38	3	114.00	SF	11.03	11.03	100	2004	2004	3	95	1,194	

LAND DESCRIPTION

TOTAL OB/XF 1,194

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	28.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	140,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS