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

PAGNUCCO JACQUELYN C & ROGER
1549 GEDDES LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0009-02C0

BUILDING CHARACTERISTICS

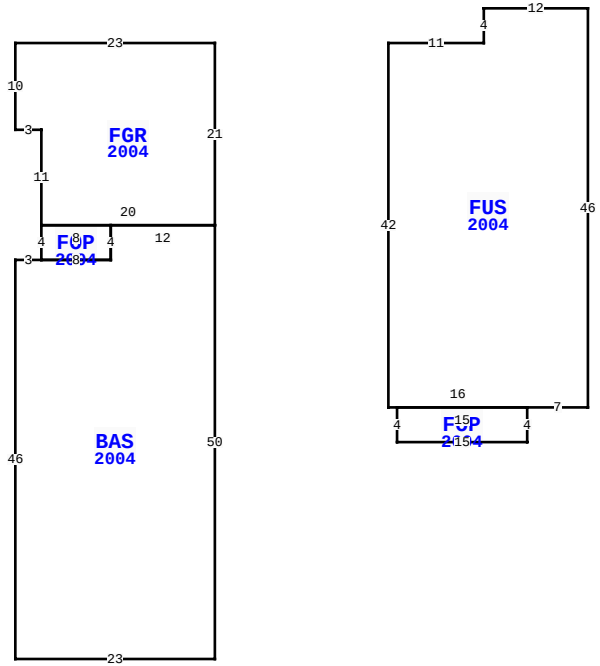
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	204,844
FGR	450	55	2004	248	45,932
FOP	32	30	2004	10	1,852
FOP	60	30	2004	18	3,334
FUS	1,014	100	2004	1,014	187,804
TOTALS	2,662			2,396	443,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,396	197.0878	206.94	495,828	2004	2004	0	0	0	10.50	89.50

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



1549 GEDDES LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		443,766
TOTAL MARKET OB/XF VALUE		1,194
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		584,960
SOH/AGL Deduction		0
ASSESSED VALUE		584,960
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		533,549
TOTAL JUST VALUE		584,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022003	NEW CONSTR	154,000	11/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1614	3/01/2022	WD	Q	I	01	600,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: PAGNUCCO JACQUELYN						
2524/1449	12/23/2021	WD	Q	I	01	400,000
GRANTOR: SNOWDEN BARBARA J R R						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W23 S10 E3 S11 FOP=[YR=2004] S4 BAS=[YR=2004] W3 S46 E23 N50 W12 S4 W8$ E8 N4 W8$ E20 N21$ PTR=E20 FUS=[YR=2004] E11 N4 E12 S46 W7 FOP=[YR=2004] S4 W15 N4 E15$ W16 N42$ 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