

BLOCK 9 LOT 3A
IN OR 1262/1462
AMELIA PARK PHASE 1 UNIT 5

SMITH HOYT BRUCE
1545 GEDDES LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0009-03A0



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 50
Interior Floo	15	HARDTILE 50
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	1,110	100	2004	1,110	212,191
FGR	420	55	2004	231	44,158
FOP	28	30	2004	8	1,530
FOP	64	30	2004	19	3,632
FUS	1,014	100	2004	1,014	193,839
TOTALS	2,636			2,382	455,350

EXTRA FEATURES	
----------------	--

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
5	1131	REINFR	8	0 100	38 3		11.03	11.03	100	2004	2004	3	95	1,194	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		R-2	0.00	0.00	28.00	FF		1.00	1.00	1.00	5,000.00	5,000.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0320	12	2,382	203.4186	213.59	508,771	2004	2004	0	0	0	10.50	89.50		

1 TOWNHOUSE 100% - 2007

Heated Area: 2124

HX Base Yr 2007

20

21

21

20

13

4

4

3

50

46

23

2004

FGR

2004

12

4

11

42

46

23

4

4

4

2004

FUS

2004

BLD DATE

XF DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

TOTAL OB/XF														
1,194														

TOTAL OB/XF														
1,194														

Total Acres:	0.00	Total Land Value:	140,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
------------------------	--	--	--	--	--	--	--	--	--	-------------	--	--	--	--

VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 2				
BUILDING MARKET VALUE										Tax Dist:				
TOTAL MARKET OB/XF VALUE										455,350				
TOTAL LAND VALUE - MARKET										1,194				
TOTAL MARKET VALUE										140,000				
SOH/AGL Deduction										596,544				
ASSESSED VALUE										311,603				
TOTAL EXEMPTION VALUE										284,941				
BASE TAXABLE VALUE										HX HB				
TOTAL JUST VALUE										51,411				
NCON VALUE										233,530				
INCOME VALUE										596,544				
PREVIOUS YEAR MKT VALUE										0				
										642,520				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042430	OTHER	1,000	12/27/2004
20040679	NEW CONSTR	113,000	04/07/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1262/1462	9/30/2004	WD	Q	V		46,500	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: SMITH HOYT BRUCE							
1131/1187	4/23/2003	WD	U	V	07	100	
GRANTOR: AMELIA PARK DEVELOPME							
GRANTEE: BRYLEN HOMES LTD							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004] W3 FOP=[YR=2004] N4 FGR=[YR=2004] N21 W20 S21 E20\$ W7 S4 E7\$ W7 N4 W13 S50 E23 N46\$ PTR=E20 FUS=[YR=2004] E12 S4 E11 S42 FOP=[YR=2004] S4 W16 N4 E16\$ W23 N46 \$ W20\$.									