

PT LOT 94 & BLK 21 PT LOT 8
OCEAN CITY SO PORTION
MIRAMAR BEACH PB 2/61

GODWIN ANNETTE B
1255 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0094-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2															
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																					
Exterior Wall	05	AVERAGE 100	0100	01	2,224	148.9600	134.44	298,995	1950	1980	0	0	0	17.75	82.25	VALUATION BY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 2098																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
Interior Wall	03	PLASTER 50														Tax Group: 2																			
Interior Wall	04	PLYWOOD 50														BUILDING MARKET VALUE										266,072									
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE										13,170									
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET										351,900									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										631,142									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										0									
Bedrooms	3	100														ASSESSED VALUE										631,142									
Bathrooms	2	100														TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										631,142									
Stories	1.	1. 100														TOTAL JUST VALUE										631,142									
Units	0	100	NCON VALUE										0																						
BUD4 Adjustme	40	. 100	INCOME VALUE																																
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE										624,825																						
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA	01																																
NEIGHBORHOOD/LOC	1057.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,098	100	2,098	231,990																															
FOP	200	30	60	6,634																															
FOP	220	30	66	7,298																															
TOTALS	2,518		2,224	245,923																															
EXTRA FEATURES										1267 S FLETCHER AVE, FERNANDINA BEACH																									
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	0940	SHEDS/PORT	0	0	10	10			100.00	SF	30.00	1995	1995	3	20	600																			
2	0810	CONCRETE A	0	0	0	0			264.00	SF	6.50	1980	1980	3	35	601																			
3	0810	CONCRETE A	0	0	0	0			1,643.00	SF	6.50	1995	1995	3	72	7,689																			
4	0810	CONCRETE A	0	0	0	0			260.00	SF	6.50	1997	1997	3	75	1,268																			
6	1076	TRELLIS A	0	0	10	14			140.00	SF	7.50	2010	2010	3	64	672																			
7	0940	SHEDS/PORT	0	0	10	12			120.00	SF	30.00	2013	2013	3	65	2,340																			
LAND DESCRIPTION										TOTAL OB/XF										13,170															
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	0	0006	R-1	69.00	125.00	69.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	351,900																		
REVIEW DATE 10/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 351,900 Market: 0 Agricultural: 0 Common: 351,900 PRINTED 08/02/2023 BY SYS																																			

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