

BLOCK 21 LOT PT OF 8 &
ALL OF 9 & PT OF LOT 94
MIRAMAR BEACH

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

2023

00-00-31-1540-0021-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 70
Exterior Wall	23 REINF CONC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	02 WOOD FRAME 100
Frame	1. 1. 100
Stories	0 100
Units	02 DIST FB 100
BUD8 Adjustme	00 NONE 100
Occupancy	

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	1,464	100	1,464	173,238
FEP	174	80	139	16,448
FEP	220	80	176	20,827
FEP	346	80	277	32,778
FOP	142	30	43	5,088
FOP	228	30	68	8,046
FST	119	55	65	7,692
SFB	720	80	576	68,159

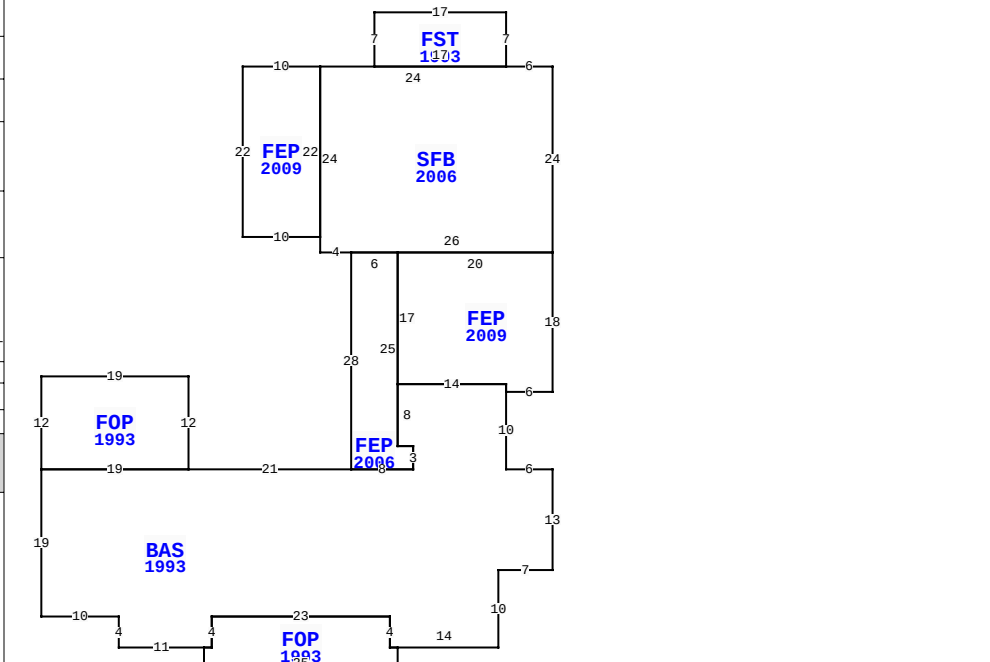
TOTALS	3,413	2,808	332,276
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	0	0	
2	0810	CONCRETE A	0	100	8	9	
3	0810	CONCRETE A	0	100	0	0	
4	0810	CONCRETE A	0	100	5	18	
6	1125	CB/STC 6"	0	100	93	3	
7	0851	PATIO STON	0	100	0	0	
8	0476	VF 6 SBPL	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0006

REVIEW DATE 03/15/2017 BY DJ

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,808	115.2000	136.80	384,134	1950	1995	0	0	0 13.50	86.50
1 SNGL FAM - 100% - 2022						Heated Area: 2040			HX Base Yr 2022		



1255 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF												22,250											
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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				332,276			
TOTAL LAND VALUE - MARKET				22,250			
TOTAL MARKET VALUE				495,552			
SOH/AGL Deduction				201,476			
ASSESSED VALUE				648,602			
TOTAL EXEMPTION VALUE				HX HB			
BASE TAXABLE VALUE				598,602			
TOTAL JUST VALUE				850,078			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				812,820			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100494	REPAIR/RRF	6,500	03/25/2010
20090373	H/AC	5,200	03/23/2009
20090326	REMODEL	2,250	03/12/2009
20090273	ADDITION	8,646	03/02/2009
20052154	REMODEL	2,000	07/06/2005
20051842	DEMOLITION	1,000	05/25/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0960/0574	11/30/2000	WD U	I	I	01	100	
GRANTOR: BOWERS ELOISE ET AL T							
GRANTEE: GODWIN ANNETTE BOWE							
0959/0098	11/20/2000	QC U	I	I	06	100	
GRANTOR: CORLEY HOMER D							
GRANTEE: GODWIN ANNETTE B							

BUILDING NOTES	
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BUILDING DIMENSIONS	
SFB=[YR=2006] W6 FST=[YR=1993] N7 W17 S7 E17\$ W24 FEP=[YR=2009] W10 S22 E10 N22\$ S24 E4 FEP=[YR=2006] S28 BAS=[YR=1993] W21 FOP=[YR=1993] N12 W19 S12 E19\$ W19 S19 E10 S4 E11 FOP=[YR=1993] S2 E25 N2 W1 N4 W23 S4 W1\$ E1 N4 E23 S4 E14 N10 E7N13 W6 N10 FEP=[YR=2009] E6N18W20S17E14 S1\$N1 W14 S8 E2 S3 W8\$ E8N3 W2 N25 W6\$ E26 N24\$.	