N1/2 OF E151.5' OF W303' OF
THE S150' OF OUTLOT 142
IN OR 2588/1525

GOODWIN TIMOTHY J REV TRUST & WEYERMANN ANDREA REV
1736 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

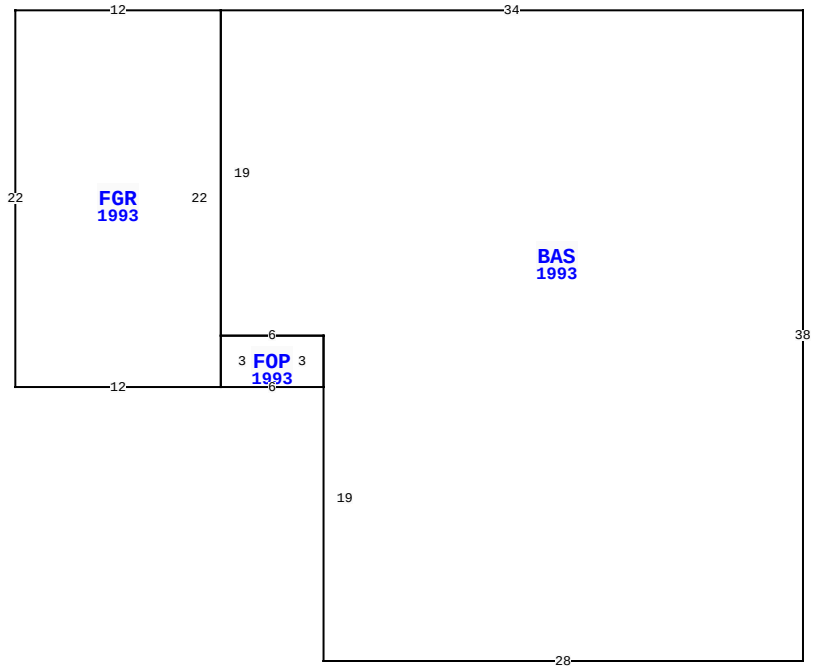
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1,178	131,763
FGR	264	55	145	16,219
FOP	18	30	5	560
TOTALS	1,460		1,328	148,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	143.2808	129.31	171,724	1973	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 1178 HX Base Yr



11 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	148,541
TOTAL MARKET OB/XF VALUE	19,410
TOTAL LAND VALUE - MARKET	207,000
TOTAL MARKET VALUE	374,951
SOH/AGL Deduction	113,398
ASSESSED VALUE	261,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,553
TOTAL JUST VALUE	374,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162333	PAVERS	0	08/24/2016
20102199	REMODEL	2,000	12/29/2010
20102171	REMODEL	5,000	12/21/2010
20101992	H/AC	3,000	11/18/2010
20052600	DEMOLITION	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1527	8/29/2022	WD	U	I	11	100
GRANTOR: GOODWIN TIMOTHY J & A						
GRANTEE: WEYERMANN ANDREA RE						
2588/1525	8/29/2022	WD	U	I	11	100
GRANTOR: GOODWIN TIMOTHY J & A						
GRANTEE: GOODWIN TIMOTHY J R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FGR=[YR=1993] W12 S22 E12 N22$ S19
FOP=[YR=1993] S3 E6 N3 W6$ E6 S19 E28 N38$.

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	0855	CONC PAVER	0	0	0	0	1,628.00	SF	10.00	10.00	100	2016	2016	3	97	15,792	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	34	680	
7	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	2005	2005	3	27	790	
8	0855	CONC PAVER	0	0	0	0	330.00	SF	7.00	7.00	100	2011	2011	3	93	2,148	

LAND DESCRIPTION

TOTAL OB/XF 19,410

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	SFR	0	0006	R-1	75.00	150.00	75.00	LT	1	1.15	1.00	1.15	2,400.00	2,760.00	207,000							

REVIEW DATE 05/08/2017 BY DJ Total Acres: 0.00 Total Land Value: 207,000 Market: 0 Agricultural: 0 Common: 207,000 PRINTED 08/02/2023 BY SYS