

W 150FT OF THE N 126.5FT OF  
THE S1/2 OF OUTLOT 232  
IN OR 2012/275

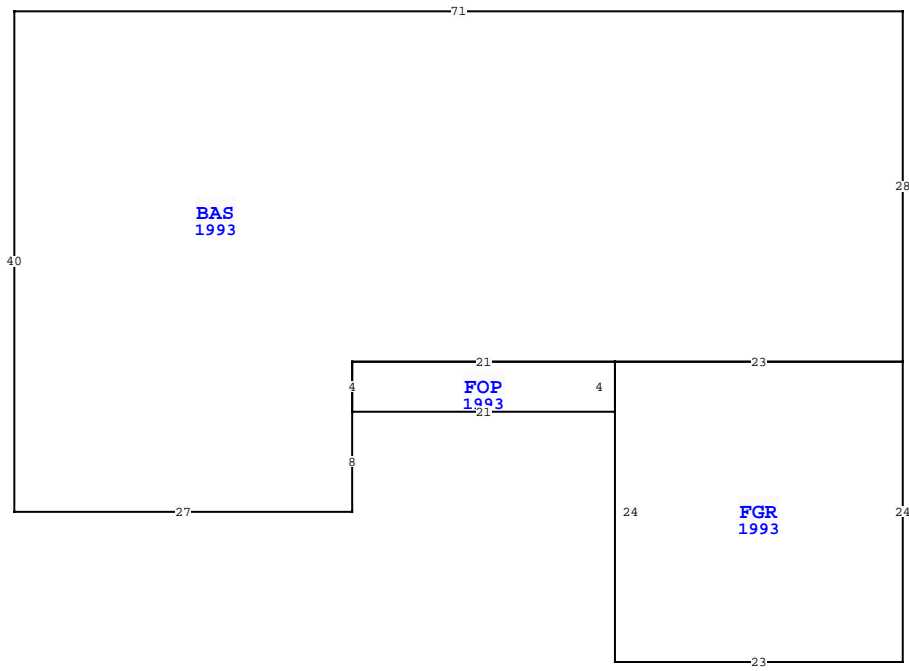
GODWIN ANNETTE B  
1255 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0232-0040

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
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	03	Quality Level	03	
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	2,312	100	2,312	171,871
FGR	552	55	304	22,599
FOP	84	30	25	1,858
TOTALS	2,948		2,641	196,328

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,641	115.2000	103.97	274,585	1974	1985	0	0	28.50	71.50
1 SINGLE FAM - 0% - 0										Heated Area: 2312	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			196,328
TOTAL MARKET OB/XF VALUE			2,048
TOTAL LAND VALUE - MARKET			302,400
TOTAL MARKET VALUE			500,776
SOH/AGL Deduction			33,191
ASSESSED VALUE			467,585
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			467,585
TOTAL JUST VALUE			500,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4350	REPAIR/RRF	3,295	06/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/0275	10/29/2015	MS	U	I	37	115,000
GRANTOR: BOWERS HERBERT C						
GRANTEE: GODWIN ANNETTE B						
2004/1405	9/17/2015	TD	U	I	11	100
GRANTOR: BOWERS ELOISE C REV T						
GRANTEE: GODWIN ANNETTE B &						

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
1	0810	CONCRETE A	0	0	0	180.00	SF	6.50	6.50	100	1980	1980	3	35	410	
2	0810	CONCRETE A	0	0	0	720.00	SF	6.50	6.50	100	1980	1980	3	35	1,638	

TOTAL OB/XF										2,048							
1903 AMELIA AVE, FERNANDINA BEACH										BLD DATE		LGL DATE		LAND DATE		AG DATE	
										XF DATE							
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W71 S40 E27 N8 FOP=[YR=1993] E21 N4 W21S4\$ N4 E21 FGR=[YR=1993] S24 E23 N24W23\$ E23 N28\$ .									

LAND DESCRIPTION										TOTAL OB/XF										2,048						
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	0007		150.00	136.00	150.00	FF	1	1.12	1.00	0.84	2,400.00	2,016.00	302,400									