

BLOCK 269 LOTS 21 & N1/2 OF 20
IN OR 566/1129
CITY OF FDNA BEACH

GODWIN HAROLD LEE & ANNETTE B/
1255 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0269-0210



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	13	LVT/LAMNT 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 2100 RESTAURANTS/CAFE

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	666	100	666	37,598
BAS	627	100	627	35,397
BAS	36	100	36	2,032
BAS	300	100	300	16,936
CAN	18	30	5	282
CAN	33	30	10	565

TOTALS 1,680 1,644 92,810

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	0446	BOX FNC 6'	0	0	0	60.00	LF	20.00	20.00	100	1986	1986	3	20	240	
3	0462	ST/AL FNC	0	0	0	84.00	SF	20.00	20.00	100	1999	1999	3	28	470	
4	1242	WD DECK A	0	0	27	4	108.00	SF	10.00	100	1999	1999	3	20	216	
5	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	1999	1999	3	20	80	
6	0858	SCULP CONC	0	0	0	1,070.00	SF	13.00	13.00	100	1999	1999	3	94	13,075	
9	0446	BOX FNC 6'	0	0	0	24.00	LF	20.00	20.00	100	2010	2010	3	50	240	
10	1126	CB/STC 8"	0	0	0	96.00	SF	8.00	8.00	100	1999	1999	3	79	607	

LAND DESCRIPTION

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	002100	C	RESTAURANT	0	0003	C-3	38.00	100.00	3,800.00	SF		1.00	1.00	1.00	60.00	60.00	228,000							

REVIEW DATE 02/27/2018 BY KK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2102	04	1,644	95.1615	188.18	309,368	1940	1992	0	0	0	70.00	30.00	
1 RSTARANT 2 - 0% - 0 Heated Area: 1629 HX Base Yr													

19 S 3RD ST, FERNANDINA BEACH

BLD DATE	02/27/2018	KK	LGL DATE	
XF DATE	02/27/2018	KK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 14,928

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	002100	C	RESTAURANT	0	0003	C-3	38.00	100.00	3,800.00	SF		1.00	1.00	1.00	60.00	60.00	228,000							

Total Acres: 0.00 Total Land Value: 228,000 Market: 0 Agricultural: 0 Common: 228,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,810
TOTAL MARKET OB/XF VALUE		14,928
TOTAL LAND VALUE - MARKET		228,000
TOTAL MARKET VALUE		335,738
SOH/AGL Deduction		105,816
ASSESSED VALUE		229,922
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		229,922
TOTAL JUST VALUE		335,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142074	SIGN	390	09/23/2014
20121948	REPAIR/RRF	500	09/24/2012
20101083	ELEC OTHER	800	07/01/2010
20090130	DEMOLITION	0	01/29/2009
990263	REMODEL	1,000	04/21/1999
990139	REMODEL	500	03/29/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0566/1129	4/03/1989	WD	Q	I	
GRANTOR: COONROD DAVID					SALE PRICE
GRANTEE: GODWIN HAROLD L					90,000
0437/0705	11/01/1984	WD	Q	I	
GRANTOR:					23,111
GRANTEE:					

BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1994] W30 S10 BAS=[YR=1993] S10 CAN=[YR=1993] S3 E6 N3 W6 \$ E6 S15 E13 CAN=[YR=1993] E11 N3 W11 S3 \$ N3 E11 N22 W30 \$ E30 BAS=[YR=1994] S5 E4 N9 W4 S4 \$ N10 \$ PTR= E15 APT 1993= E30 S9 E4 S6 W4 S8 W24 N8 W6 N15 \$ W15 \$.					

BUILDING NOTES																							

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