

LOT 1 R498062
IN OR 1517/90
EX ESMTS OR 61/200 & 189/54

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

2023

43-2N-27-4660-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	870	74,269
BAS	570	100	570	48,659
FOP	50	30	15	1,281
FOP	120	30	36	3,073
TOTALS	1,610		1,491	127,283

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
1	0940	SHEDS/PORT	0	0	12	16		192.00	SF 20.10	100	1990	1990	3
2	0300	BOAT DCK W	0	0	0	0		400.00	SF 40.00	100	1985	1985	3
3	1242	WD DECK A	0	0	0	0		128.00	SF 10.00	100	1985	1985	3
4	0351	CARPORT MT	0	0	40	20		800.00	SF 20.00	100	2014	2014	3

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
1	000130	C	SFR WATER	0		OR	0.00	0.00	139.00	FF		1.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,491	115.0000	103.79	154,751	1962	1980	0	0	0 17.75	82.25
1 SINGLE FAM - 0% - 0 Heated Area: 1440 HX Base Yr											
85103 CASEY TR, YULEE											
BLD DATE	01/27/2020	KKA	LGL DATE	01/27/2020	KKA	AG DATE	01/27/2020	KKA			
XF DATE	01/27/2020	KKA	LAND DATE								
INC DATE											

TOTAL OB/XF													
15,428													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		131,760	
TOTAL MARKET OB/XF VALUE		15,428	
TOTAL LAND VALUE - MARKET		173,750	
TOTAL MARKET VALUE		320,938	
SOH/AGL Deduction		45,365	
ASSESSED VALUE		275,573	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,573	
TOTAL JUST VALUE		320,938	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428307	CARPORT	16,824	02/01/2014
94-1175	CHNGE SRVC	400	08/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1517/0090	8/03/2007	QC U	I	01		100	
GRANTOR: BOWERS ELOISE C & ANN							
GRANTEE: GODWIN ANNETTE B							
0670/0725	11/17/1992	WD U	I	01		100	
GRANTOR: HERBERT BOWERS TRUST							
GRANTEE: BOWERS HERBERT & E							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W10 FOP=[YR=2014] N12W10 S12 E10\$ W20 S29BAS=[YR=2014] S8 FOP=[YR=2014] W10 S5 E10 N5\$ S11 E30 N19 W30 \$ E30 N29\$.													

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