BLOCK 8A N50 FT OF LOT 6
INTERLACHEN-BY-THE-SEA-REPLAT
PB 4/10

GOODWIN TIMOTHY J REV TRUST/GOODWIN TIMOTHY J TRUS
1736 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1401-008A-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,475	100	3,475	769,771
FGR	708	55	389	86,170
FOP	834	30	250	55,380
TOTALS	5,017		4,114	911,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,114	148.4173	222.63	915,900	2022	2022	0	0	0	0.50	99.50

2 SFR CUST – 100% - 2023 Heated Area: 3475 HX Base Yr 2023

1736 N FLETCHER AVE, 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		911,320
TOTAL MARKET OB/XF VALUE		35,368
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,746,688
SOH/AGL Deduction		0
ASSESSED VALUE		1,746,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,696,688
TOTAL JUST VALUE		1,746,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,706,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200093	NEW CONSTR	475,646	08/25/2020
20122369	NEW DECK & DUNEWA	22,000	11/20/2012
20122346	DEMOLISH DECK & D	3,000	11/20/2012
20101986	GARAGE DOOR REPLA	2,000	11/16/2010
20101231	REPLACE SIDING	1,700	07/27/2010
20100458	REROOF W/30YR SHN	8,500	03/17/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0598	8/29/2022	WD	U	I	11	100
GRANTOR: GOODWIN TIMOTHY J & A						
GRANTEE: GOODWIN TIMOTHY J R						
2589/0570	8/29/2022	WD	U	I	11	100
GRANTOR: GOODWIN TIMOTHY J & A						
GRANTEE: WEYERMANN ANDREA RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] 3475$ FOP=[YR=2022] 834$ FGR=[YR=2022] 708$.

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	0416	DUNEWALKS	0	100	0	0	676.00	SF	30.00	30.00	100	2013	2013	3	60	12,168	
2	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00	10.00	100	2022	2022	3	100	13,000	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 35,368

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	000120	C	SFR OCN FT	100	0006	R-1	50.00	211.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS