

PT LOT 94 & BLK 21 PT LOT 8
OCEAN CITY SO PORTION
MIRAMAR BEACH PB 2/61

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

2024

00-00-31-1460-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD4 Adjustme	40	. 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	1057.00		

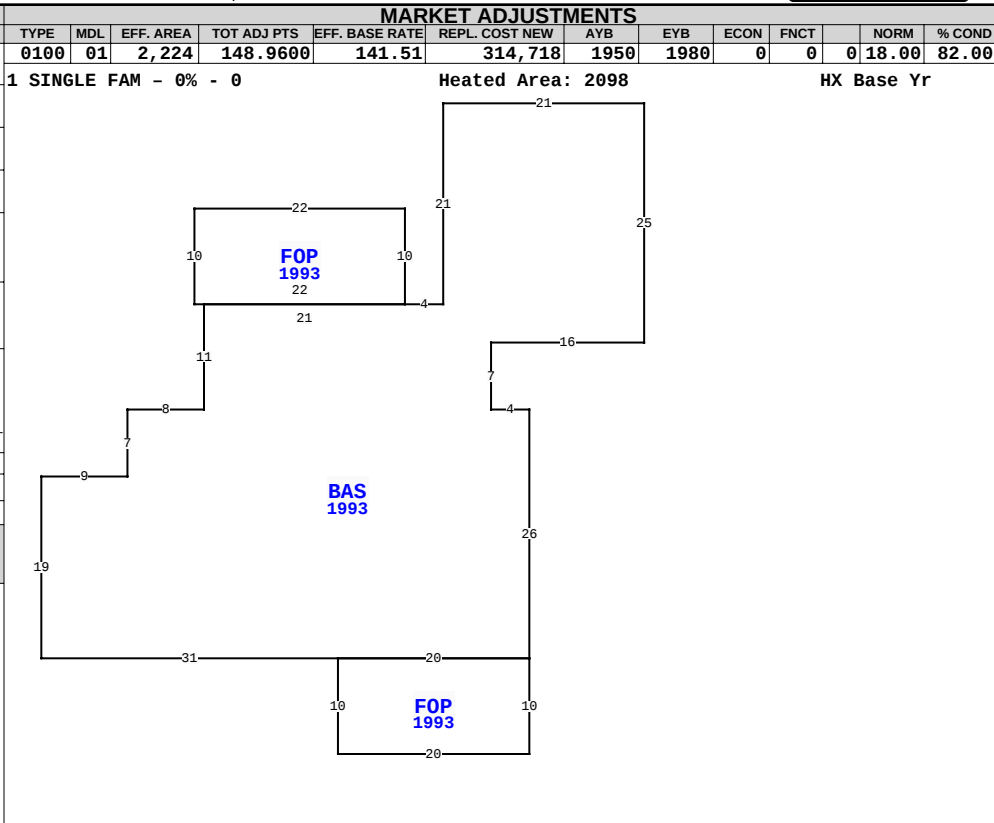
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2,098	243,448
FOP	200	30	60	6,963
FOP	220	30	66	7,659

TOTALS	2,518	2,224	258,069
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	
2	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	1,643.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	
5	1076	TRELLIS A	0	0	10	14	140.00	SF	7.50	7.50	
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	R-1	69.00	125.00	69.00	FF	

REVIEW DATE	05/12/2019	BY	KBA
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1267 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1995	1995	3	20	600	
2	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1980	1980	3	32.5	558	
3	0810	CONCRETE A	0	0	0	0	1,643.00	SF	6.50	6.50	100	1995	1995	3	70	7,476	
4	0810	CONCRETE A	0	0	0	0	260.00	SF	6.50	6.50	100	1997	1997	3	73	1,234	
5	1076	TRELLIS A	0	0	10	14	140.00	SF	7.50	7.50	100	2010	2010	3	60	630	
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2013	2013	3	60	2,160	

TOTAL OB/XF												12,658		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06	R-1	69.00	125.00	69.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	3		

Total Acres: 0.00	Total Land Value: 375,360	Market: 0	Agricultural: 0	Common: 375,360
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				279,160	
TOTAL MARKET OB/XF VALUE				12,658	
TOTAL LAND VALUE - MARKET				375,360	
TOTAL MARKET VALUE				667,178	
SOH/AGL Deduction				0	
ASSESSED VALUE				667,178	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				667,178	
TOTAL JUST VALUE				667,178	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				631,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130290	STORAGE SHED 128S	4,000	02/12/2013
20051082	REPAIR/RRF	3,000	01/20/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2466/1970	6/02/2021	WD	Q	I	01	625,000	
GRANTOR: BADGER GARY D & ROBIN							
GRANTEE: GODWIN ANNETTE B							
1804/0089	7/20/2012	WD	Q	I	01	412,000	
GRANTOR: SORENSON RANDALL C &							
GRANTEE: BADGER GARY D & ROB							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 S21 W4 FOP=[YR=1993] N10 W22 S10 E22 \$ W21 S11 W8 S7 W9 S19 E31 FOP=[YR=1993] S10 E20 N10 W20 \$ E20 N26 W4 N7 E16 N25 \$.											

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