

BLOCK 21 LOT PT OF 8 &
ALL OF 9 & PT OF LOT 94
MIRAMAR BEACH

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

2024

00-00-31-1540-0021-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	02	WOOD FRAME 100
Frame	1.	1. 100
Stories	0	100
Units	02	DIST FB 100
BUD8 Adjustme	00	NONE 100
Occupancy		

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

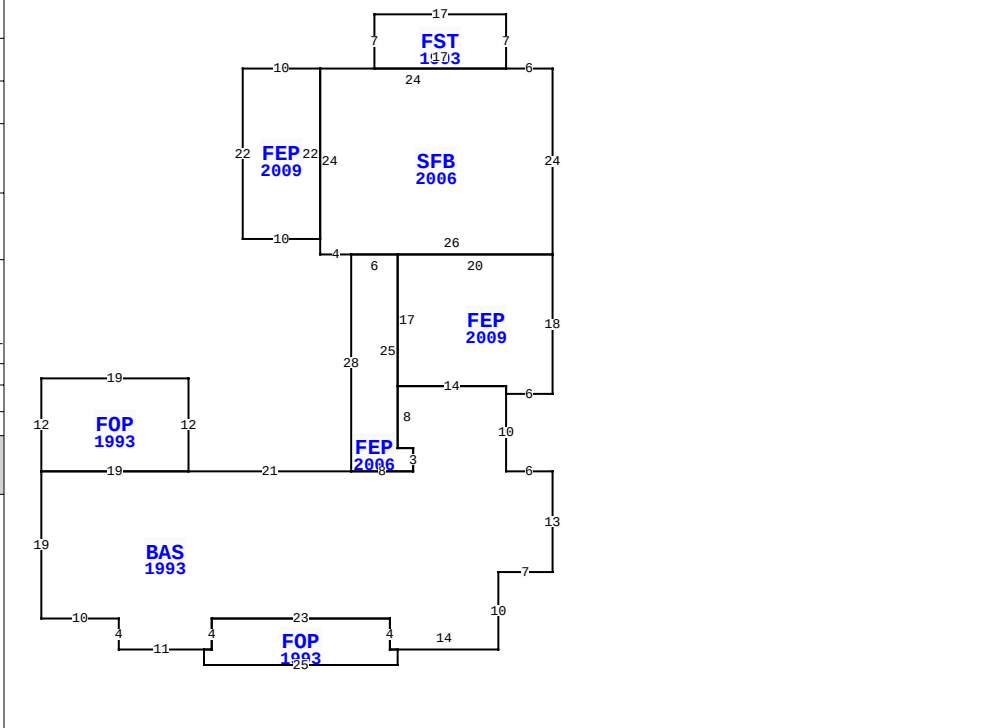
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	181,302
FEP	174	80	139	17,214
FEP	220	80	176	21,796
FEP	346	80	277	34,304
FOP	142	30	43	5,325
FOP	228	30	68	8,421
FST	119	55	65	8,050
SFB	720	80	576	71,332

TOTALS	3,413		2,808	347,743
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	678.00	SF	6.50	
2	0810	CONCRETE A	0 100	8	9	72.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	3,600.00	SF	6.50	
4	0810	CONCRETE A	0 100	5	18	90.00	SF	6.50	
5	1125	CB/STC 6"	0 100	93	3	279.00	SF	7.35	
6	0851	PATIO STON	0 100	0	0	425.00	SF	1.50	
7	0476	VF 6 SBPL	0 100	0	0	63.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	89.00	200.00	89.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,808	115.2000	144.00	404,352	1950	1995	0	0	0 14.00	86.00
1 SNGL FAM - 100% - 2022						Heated Area: 2040			HX Base Yr 2022		



1255 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	0810	CONCRETE A	0 100	0	0	678.00	SF	6.50	6.50	100	1960	1960	3	20	881	
2	0810	CONCRETE A	0 100	8	9	72.00	SF	6.50	6.50	100	1980	1980	3	32.5	152	
3	0810	CONCRETE A	0 100	0	0	3,600.00	SF	6.50	6.50	100	1995	1995	3	70	16,380	
4	0810	CONCRETE A	0 100	5	18	90.00	SF	6.50	6.50	100	1950	1950	3	20	117	
5	1125	CB/STC 6"	0 100	93	3	279.00	SF	7.35	7.35	100	2009	2009	3	90	1,846	
6	0851	PATIO STON	0 100	0	0	425.00	SF	1.50	1.50	100	2009	2009	3	90	574	
7	0476	VF 6 SBPL	0 100	0	0	63.00	LF	32.00	32.00	100	2014	2014	3	87	1,754	

TOTAL OB/XF										21,704			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06	R-1	89.00	200.00	89.00	FF		1.00	1.00	0.93	6,400.00	5,939.20	5	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											347,743
TOTAL MARKET OB/XF VALUE											21,704
TOTAL LAND VALUE - MARKET											528,589
TOTAL MARKET VALUE											898,036
SOH/AGL Deduction											229,976
ASSESSED VALUE											668,060
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											618,060
TOTAL JUST VALUE											898,036
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											850,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100494	REPAIR/RRF	6,500	03/25/2010
20090373	H/AC	5,200	03/23/2009
20090326	REMODEL	2,250	03/12/2009
20090273	ADDITION	8,646	03/02/2009
20052154	REMODEL	2,000	07/06/2005
20051842	DEMOLITION	1,000	05/25/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0960/0574	11/30/2000	WD	U	I	01	100			
GRANTOR: BOWERS ELOISE ET AL T									
GRANTEE: GODWIN ANNETTE BOWE									
0959/0098	11/20/2000	QC	U	I	06	100			
GRANTOR: CORLEY HOMER D									
GRANTEE: GODWIN ANNETTE B									

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2006] W6 FST=[YR=1993] N7 W17 S7 E17\$ W24 FEP=[YR=2009] W10 S22 E10 N22\$ S24 E4 FEP=[YR=2006] S28 BAS=[YR=1993] W21 FOP=[YR=1993] N12 W19 S12 E19\$ W19 S19 E10 S4 E11 FOP=[YR=1993] S2 E25 N2 W1 N4 W23 S4 W1\$ E1 N4 E23 S4 E14 N10 E7N13 W6 N10 FEP=[YR=2009] E6N18W20S17E14 S1\$N1 W14 S8 E2 S3 W8\$ E8N3 W2 N25 W6\$ E26 N24\$.									