

W 150FT OF THE N 126.5FT OF  
THE S1/2 OF OUTLOT 232  
IN OR 2012/275

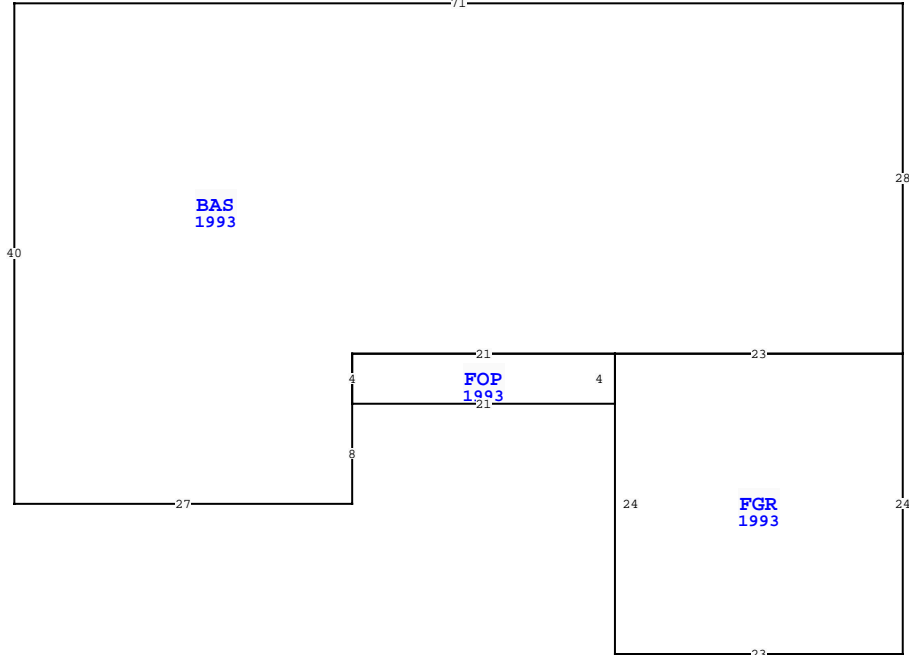
GODWIN ANNETTE B  
1255 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0232-0040

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,641	115.2000	109.44	289,031	1974	1985	0	0	29.00	71.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2312 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	179,648
FGR	552	55	304	23,622
FOP	84	30	25	1,943
TOTALS	2,948		2,641	205,212

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	205,212	
TOTAL MARKET OB/XF VALUE	1,901	
TOTAL LAND VALUE - MARKET	352,800	
TOTAL MARKET VALUE	559,913	
SOH/AGL Deduction	45,570	
ASSESSED VALUE	514,343	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	514,343	
TOTAL JUST VALUE	559,913	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	500,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4350	REPAIR/RRF	3,295	06/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/0275	10/29/2015	MS	U	I	37	115,000
GRANTOR: BOWERS HERBERT C						
GRANTEE: GODWIN ANNETTE B						
2004/1405	9/17/2015	TD	U	I	11	100
GRANTOR: BOWERS ELOISE C REV T						
GRANTEE: GODWIN ANNETTE B &						

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	0810	CONCRETE A	0	0	0	180.00	SF	6.50	6.50	100	1980	1980	3	32.5	380	
2	0810	CONCRETE A	0	0	0	720.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,521	

1903 AMELIA AVE, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/25/2024
										INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W71 S40 E27 N8 FOP=[YR=1993] E21 N4 W21S4\$ N4 E21 FGR=[YR=1993] S24 E23 N24W23\$ E23 N28\$ .													

LAND DESCRIPTION														TOTAL OB/XF										
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	000100	C	SFR	0	0007	R-1	150.00	136.00	150.00	FF	1	1.12	1.00	0.84	2,800.00	2,352.00	352,800							