BLOCK 24 LOT 8
IN OR 1127/907
OCEAN CITY SO PORT PB 2/39

JOHN & JULIE FAMILY LP
PO BOX 1005
TIFTON, GA 31793-1005

2025

00-00-31-1540-0024-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

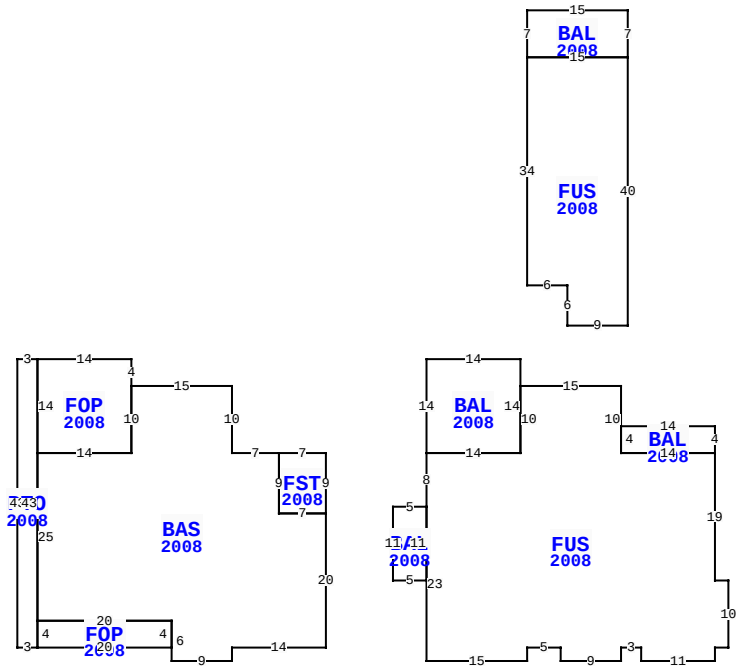
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	55	15	2008	8	2,061
BAL	56	15	2008	8	2,061
BAL	105	15	2008	16	4,121
BAL	196	15	2008	29	7,471
BAS	1,272	100	2008	1,272	327,658
FOP	80	30	2008	24	6,182
FOP	196	30	2008	59	15,198
FST	63	55	2008	35	9,015
FUS	564	100	2008	564	145,282
FUS	1,487	100	2008	1,487	383,041
TOTALS	4,203			3,508	903,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,508	176.4400	278.78	977,960	2008	2008	0	0	0	7.60	92.40

1 SFR CUST – 0% - 0 Heated Area: 3323 HX Base Yr



** This building has 11 Sub-Areas

1236 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	903,635
TOTAL MARKET OB/XF VALUE	17,600
TOTAL LAND VALUE - MARKET	1,254,000
TOTAL MARKET VALUE	2,175,235
SOH/AGL Deduction	70,135
ASSESSED VALUE	2,105,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,105,100
TOTAL JUST VALUE	2,175,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,969,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091270	REPAIR/RRF	1,000	09/18/2009
20081016	GAS	795	06/12/2008
20070643	H/AC	22,000	04/17/2007
20061973	ELEC OTHER	5,000	08/25/2006
20060622	NEW CONSTR	427,000	12/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1127/0907	4/04/2003	WD	Q	V		450,000
GRANTOR: GODWIN ANNETTE BOWERS						
GRANTEE: JOHN & JULIE FAMILY						
1110/0008	1/28/2003	WD	Q	I	01	100
GRANTOR: BOWERS ELOISE ETAL						
GRANTEE: GODWIN ANNETTE BOWE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2008] W7 BAS=[YR=2008] W7N10W15 FOP=[YR=2008] N4W14 PTO=[YR=2008] W3S43E3 FOP=[YR=2008] E20N4W20S4$N43$ S14E14 N10$ S10W14S25E20S6E9N2E14N20 W7N9$ S9E7N9$ PTR=E15N14 BAL=[YR=2008] S14 FUS=[YR=2008] S8 BAL=[YR=2008] W5S11E5N11$ S23E15N2E5 S2E9N2E3S2E11N2E2N10W2N19 BAL=[YR=2008] N4W14S4E14$ W14N10W15 S10W14$ E14N14W14$ S14W15$ PTR=N25E30 FUS=[YR=2008] E6S6E9N40 BAL=[YR=2008] N7W15S7E15$ W15S34$ W30S25$.

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	0855	CONC PAVER	0	0	0	0	2,000.00	SF	10.00	10.00	100	2008	2008	3	88	17,600	

LAND DESCRIPTION

TOTAL OB/XF 17,600

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	RES OCEAN	0	0006	R-1	66.00	125.00	66.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,254,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,254,000 Market: 0 Agricultural: 0 Common: 1,254,000 PRINTED 07/30/2025 BY SYS