

N1/2 OF E151.5' OF W303' OF THE S150' OF OUTLOT 142 IN OR 2763/139

GOODWIN TIMOTHY J REVOCABLE TRUST/GOODWIN TIMOTHY 1180 PEACHTREE ST NE ATLANTA, GA 30309

2025

00-00-31-1600-0142-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	11	CLAY TILE	10
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
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,178	100	1993
FGR	264	55	1993
FOP	18	30	1993
TOTALS	1,460		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0100	01	1,328	143.2808	143.28	190,276	1973	1995		0	0	14.50	85.50												
1 SINGLE FAM - 0% - 0 Heated Area: 1178 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			162,686
TOTAL MARKET OB/XF VALUE			18,844
TOTAL LAND VALUE - MARKET			241,500
TOTAL MARKET VALUE			423,030
SOH/AGL Deduction			106,551
ASSESSED VALUE			316,479
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			316,479
TOTAL JUST VALUE			423,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			416,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162333	PAVERS	0	08/24/2016
20102199	REMODEL	2,000	12/29/2010
20102171	REMODEL	5,000	12/21/2010
20101992	H/AC	3,000	11/18/2010
20052600	DEMOLITION	0	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/139	1/18/2025	WD	U	I	11	100
GRANTOR: WEYERMANN ANDREA REV						
GRANTEE: GOODWIN TIMOTHY J R						
2588/1527	8/29/2022	WD	U	I	11	100
GRANTOR: GOODWIN TIMOTHY J & A						
GRANTEE: WEYERMANN ANDREA RE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	0	1,628.00	SF	10.00	10.00	100	2016
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1973
3	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	2005
4	0855	CONC PAVER	0	0	0	0	330.00	SF	7.00	7.00	100	2011
TOTALS												

BUILDING NOTES	
11 S 16TH ST, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W34 FGR=[YR=1993] W12 S22 E12 N22\$ S19	
FOP=[YR=1993] S3 E6 N3 W6\$ E6 S19 E28 N38\$ .	

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	RES	0	0006	R-1	75.00	150.00	75.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	241,500								