LOT 1 R498062
IN OR 1517/90
EX ESMTS OR 61/200 & 189/54

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

2025

43-2N-27-4660-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

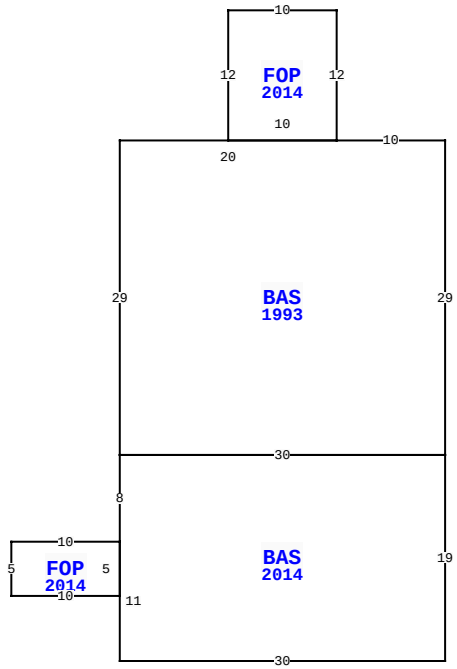
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	1993	870	81,791
BAS	570	100	2014	570	53,587
FOP	50	30	2014	15	1,410
FOP	120	30	2014	36	3,384
TOTALS	1,610			1,491	140,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,491	115.0000	115.00	171,465	1962	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 1440 HX Base Yr



85103 CASEY TR, YULEE

BLD DATE	01/27/2020	KKA	LGL DATE	
XF DATE	01/27/2020	KKA	LAND DATE	01/27/2020 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	145,683
TOTAL MARKET OB/XF VALUE	13,828
TOTAL LAND VALUE - MARKET	194,600
TOTAL MARKET VALUE	354,111
SOH/AGL Deduction	20,668
ASSESSED VALUE	333,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,443
TOTAL JUST VALUE	354,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428307	CARPORT	16,824	02/01/2014
94-1175	CHNGE SRVC	400	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/0090	8/03/2007	QC	Q	I	01	100

GRANTOR: BOWERS ELOISE C & ANN
GRANTEE: GODWIN ANNETTE B

0670/0725	11/17/1992	WD	Q	I	01	100

GRANTOR: HERBERT BOWERS TRUST
GRANTEE: BOWERS HERBERT & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=2014] N12W10 S12 E10$ W20
S29BAS=[YR=2014] S8 FOP=[YR=2014] W10 S5 E10 N5$ S11 E30
N19 W30 $ E30 N29$.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
2	0300	BOAT DCK W	0	0	0	0	400.00	SF	40.00	40.00	100	1985	1985	3	20	3,200	
3	1242	WD DECK A	0	0	0	0	128.00	SF	10.00	10.00	100	1985	1985	3	20	256	
4	0351	CARPORT MT	0	0	40	20	800.00	SF	20.00	20.00	100	2014	2014	3	60	9,600	

LAND DESCRIPTION

TOTAL OB/XF 13,828

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	000131	C	RES CREEK	0		OR	0.00	0.00	139.00	FF		1.00	1.00	1.00	1,400.00	1,400.00	194,600							

REVIEW DATE 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 194,600 Market: 0 Agricultural: 0 Common: 194,600 PRINTED 07/30/2025 BY SYS

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IN OR 1517/90
EX ESMTS OR 61/200 & 189/54

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FERNANDINA BEACH, FL 32034

2025

43-2N-27-4660-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

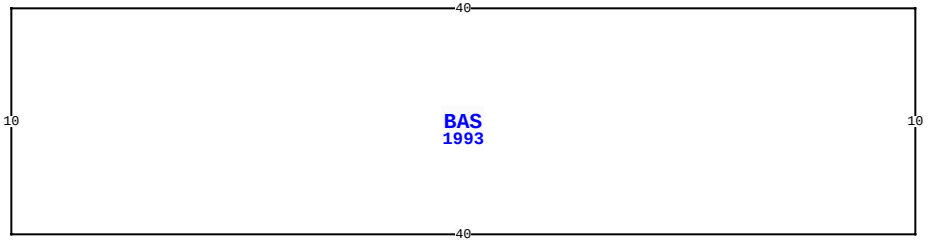
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	5,510
TOTALS	400			400	5,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	400	57.4000	45.92	18,368	1967	1967	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 400 HX Base Yr



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EXTRA FEATURES

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NASSAU COUNTY PROPERTY

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GRANTEE: BOWERS HERBERT & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S10 E40 N10$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 194,600 Market: 0 Agricultural: 0 Common: 194,600 PRINTED 07/30/2025 BY SYS