PT LOT 94 & BLK 21 PT LOT 8
IN OR 2827/1950
OCEAN CITY SO PORTION

BOWERS & GODWIN PROPERTY LLC
1255 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1460-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

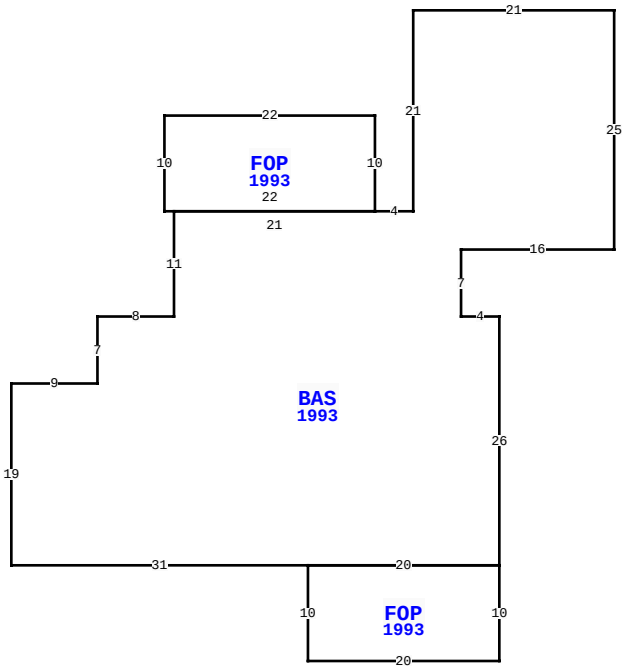
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	1993	2,098	244,006
FOP	200	30	1993	60	6,978
FOP	220	30	1993	66	7,676
TOTALS	2,518			2,224	258,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,224	126.2240	132.54	294,769	1950	2000	0	0	0	12.25	87.75

1 SINGLE FAM 0% - 2026 Heated Area: 2098 HX Base Yr



1267 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	285,168
TOTAL MARKET OB/XF VALUE	3,293
TOTAL LAND VALUE - MARKET	498,525
TOTAL MARKET VALUE	786,986
SOH/AGL Deduction	0
ASSESSED VALUE	786,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	786,986
TOTAL JUST VALUE	786,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	744,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130290	STORAGE SHED 128S	4,000	02/12/2013
20051082	REPAIR/RRF	3,000	01/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2827/1950	10/30/2025	SW	U	I	11	100
GRANTOR: GODWIN HAROLD LEE JR						
GRANTEE: BOWERS & GODWIN PRO						
2827/0049	10/30/2025	SW	U	I	11	100
GRANTOR: GODWIN ANNETTE BOWERS						
GRANTEE: GODWIN HAROLD LEE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S21 W4 FOP=[YR=1993] N10 W22 S10 E22 $ W21 S11 W8 S7 W9 S19 E31 FOP=[YR=1993] S10 E20 N10 W20 $ E20 N26 W4 N7 E16 N25 $.

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	10	10	100.00	SF	30.00	30.00	100	1995	1995	3	20	600	
5	1076	TRELLIS A	0	0	10	14	140.00	SF	7.50	7.50	100	2010	2010	3	85	893	
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2013	2013	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,293

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	000100	C	RES	0	0006	R-1	69.00	125.00	69.00	FF		1.00	1.00	0.85	8,500.00	7,225.00	498,525							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 498,525 Market: 0 Agricultural: 0 Common: 498,525 PRINTED 07/09/2026 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

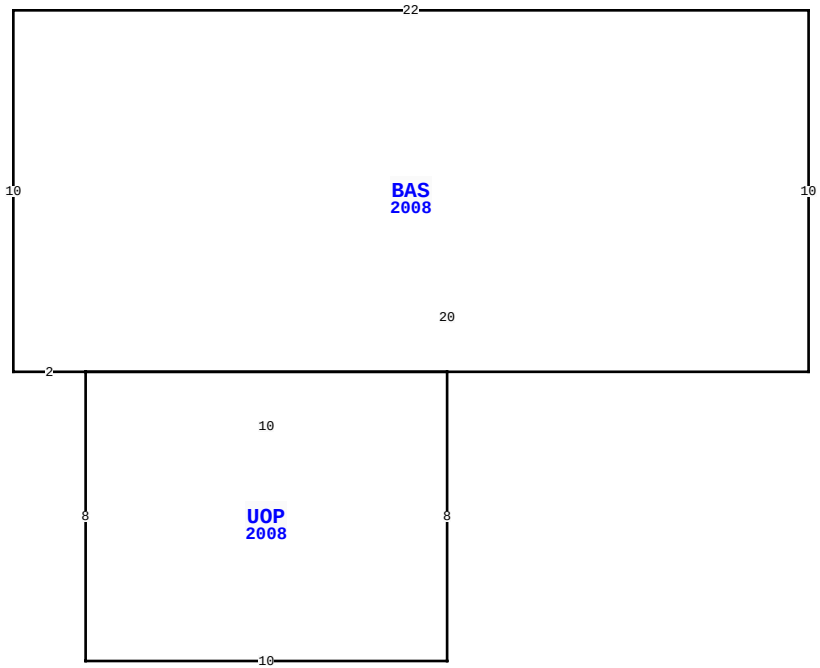
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	2008	220	24,710
UOP	80	20	2008	16	1,797
TOTALS	300			236	26,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	236	121.9000	128.00	30,208	2000	2000	0	0	0	12.25	87.75

2 SINGLE FAM 0% - 2026 Heated Area: 220 HX Base Yr



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2827/0049	10/30/2025	SW	U	I	11	100
GRANTOR: GODWIN ANNETTE BOWERS						
GRANTEE: GODWIN HAROLD LEE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 S10 E2 UOP=[YR=2008] S8 E10 N8 W10$ E20 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 498,525 Market: 0 Agricultural: 0 Common: 498,525 PRINTED 07/09/2026 BY SYS