W 150FT OF THE N 126.5FT OF
THE S1/2 OF OUTLOT 232
IN OR 2827/1954

GODWIN FAMILY REVOCABLE LIVING TRUST/GODWIN HAROLD
1255 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0232-0040

NASSAU COUNTY PROPERTY

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 Floo	14	CARPET 80
Interior Floo	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
Quality	03	Quality Level 03

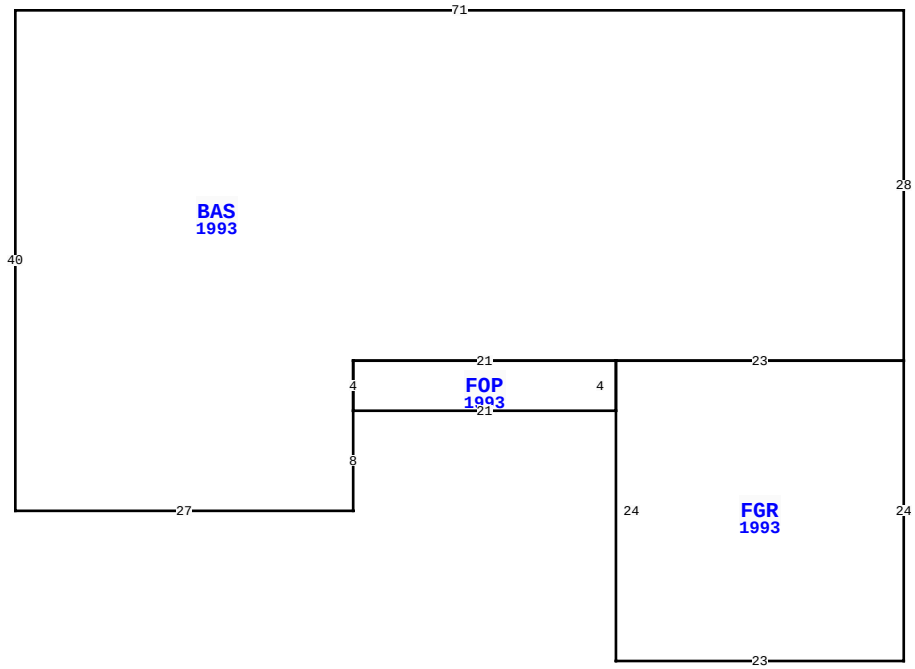
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	1993	2,312	195,762
FGR	552	55	1993	304	25,740
FOP	84	30	1993	25	2,117
TOTALS	2,948			2,641	223,618

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	120.96	319,455	1974	1985	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 2312 HX Base Yr



1903 AMELIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	223,618
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	352,800
TOTAL MARKET VALUE	576,418
SOH/AGL Deduction	0
ASSESSED VALUE	576,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	576,418
TOTAL JUST VALUE	576,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,046

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
2827/46	10/30/2025	SW	U	I	11	100
GRANTOR: GODWIN CAROLINE ANNET						
GRANTEE: GODWIN HAROLD LEE J						
2827/1954	10/30/2025	SW	U	I	11	100
GRANTOR: GODWIN HAROLD LEE JR						
GRANTEE: GODWIN FAMILY REVOC						

BUILDING NOTES

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$.

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

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
1	000100	C	RES	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 352,800 Market: 0 Agricultural: 0 Common: 352,800 PRINTED 07/09/2026 BY SYS