

LOT 93
BARNWELL MANOR PHASE 2
OR 2362/1884

SULLIVAN JAMES A & JOANNE M
94001 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0093-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0900	01	3,384	99.8108	118.53	401,106	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2905																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	13	LVT/LAMMT 60														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 40														BUILDING MARKET VALUE										401,106									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										18,977									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms	4	100														TOTAL MARKET VALUE										495,083									
Bathrooms	4.5	100														SOH/AGL Deduction										0									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										495,083									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB VX 55,000									
Units	0	100														BASE TAXABLE VALUE										440,083									
Occupancy	00	NONE 100	TOTAL JUST VALUE										495,083																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										411,392																						
Quality			02	Quality Level 02																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM																	MKT AREA		04																
NEIGHBORHOOD/LOC			4088.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,905	100	2,905	344,330																															
FGR	679	55	373	44,212																															
FOP	49	30	15	1,778																															
FSP	228	40	91	10,786																															
TOTALS			3,861	3,384	401,106																														
EXTRA FEATURES					94001 GOODWOOD DR, FERNANDINA BEACH										BLD DATE					LGL DATE					06/05/2023					MLU					
															XF DATE					LAND DATE															
															INC DATE					AG DATE															
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																		
1	0855	CONC PAVER	0	100	0	0	1,140.00	SF	10.00	10.00	100	2021	2021	3	100	11,400																			
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2021	2021	3	100	330																			
3	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2021	2021	3	99	6,653																			
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594																			
TOTAL OB/XF																		18,977																	
LAND DESCRIPTION																																			
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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																			