

LOT 96
BARNWELL MANOR PHASE 2
OR 2362/1884

KENNER JOHN S & KATHRYN A J
94049 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0096-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

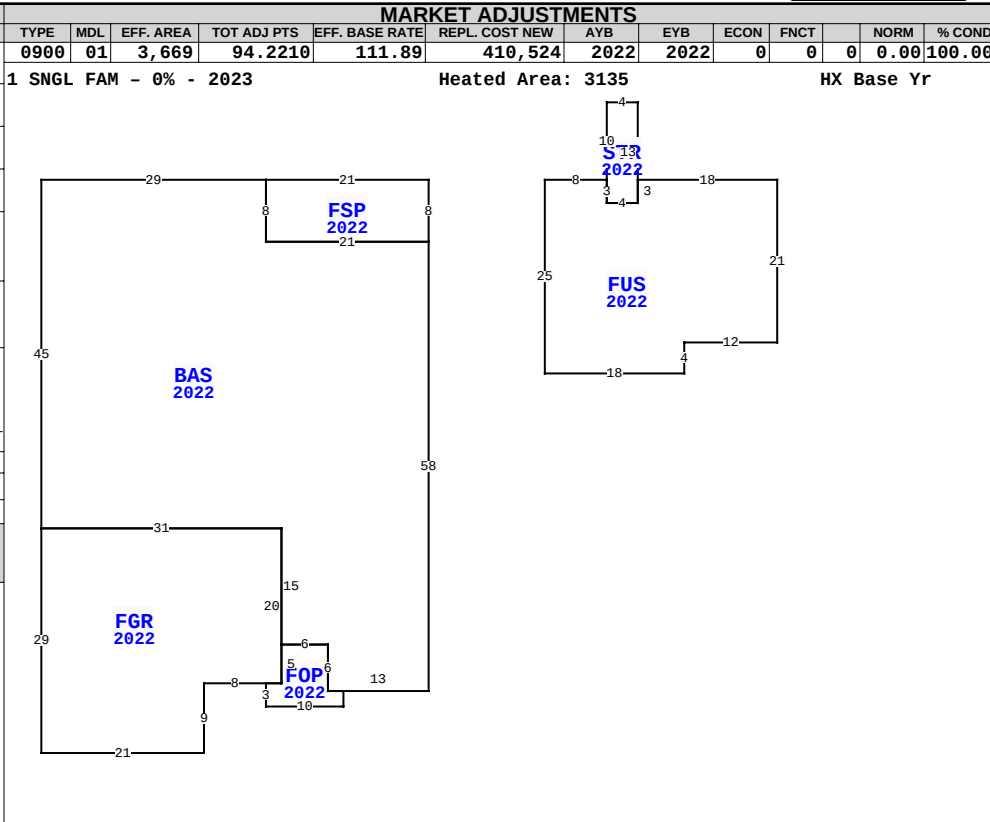
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	273,571
FGR	809	55	445	49,791
FOP	58	30	17	1,902
FSP	168	40	67	7,497
FUS	690	100	690	77,204
STR	52	10	5	559

TOTALS	4,222		3,669	410,524
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,549.00	SF	10.00	10.00	15,490
2	0855	CONC PAVER	0	0	0	0	159.00	SF	10.00	10.00	1,590

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



94049 GOODWOOD DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
17,080											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	410,524		
TOTAL MARKET OB/XF VALUE	17,080		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	502,604		
SOH/AGL Deduction	0		
ASSESSED VALUE	502,604		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	502,604		
TOTAL JUST VALUE	502,604		
NCON VALUE	427,604		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113563	NEW CONSTR	519,771	10/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1327	6/28/2022	SW	Q	I	01	562,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: KENNER JOHN SHANNON						

--	--	--	--	--	--	--

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS						
FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E8 FOP=[YR=2022] S3 E10 N2 W2 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$ PTR=E15 FUS=[YR=2022] E8 STR=[YR=2022] N10 E4 S13 W4 N3\$ S3 E4 N3 E18 S21 W12 S4 W18 N25\$ W15\$.						