

LOT 99
BARNWELL MANOR PHASE 2
OR 2362/1884

SIX RONALD WILLIAM JR & TRACY MARIE
94097 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0099-0000



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										
Exterior Wall	31	HARDIE BRD 100	0900	01	4,388	99.3168	117.94	517,521	2021	2021	0	0	0.00	100.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Heated Area: 3894									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 60																							
Interior Floo	14	CARPET 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		5 100																							
Bathrooms		4.5 100																							
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	2,286	100	2,286	269,611																					
FGR	657	55	361	42,576																					
FOP	144	30	43	5,071																					
FSP	190	40	76	8,963																					
FUS	1,608	100	1,608	189,648																					
PTO	168	5	8	944																					
STR	63	10	6	708																					
TOTALS			5,116	4,388	517,521																				
EXTRA FEATURES			94097 GOODWOOD DR, FERNANDINA BEACH																						
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 0	0 0	1,406.00	SF	10.00	10.00	100	2021	2021	3	100	14,060											
TOTAL OB/XF 14,060																									
LAND DESCRIPTION			TOTAL OB/XF 14,060																						
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									