

LOT 101
BARNWELL MANOR PHASE 2
OR 2362/1884

HESSEY MARK EATON JR & SAMANTHA MISTY
94129 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0101-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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		4 100
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	2,713	100	2,713	329,982
FGR	598	55	329	40,016
FOP	238	30	71	8,636
FSP	209	40	84	10,217
FUS	594	100	594	72,248
STR	60	10	6	730

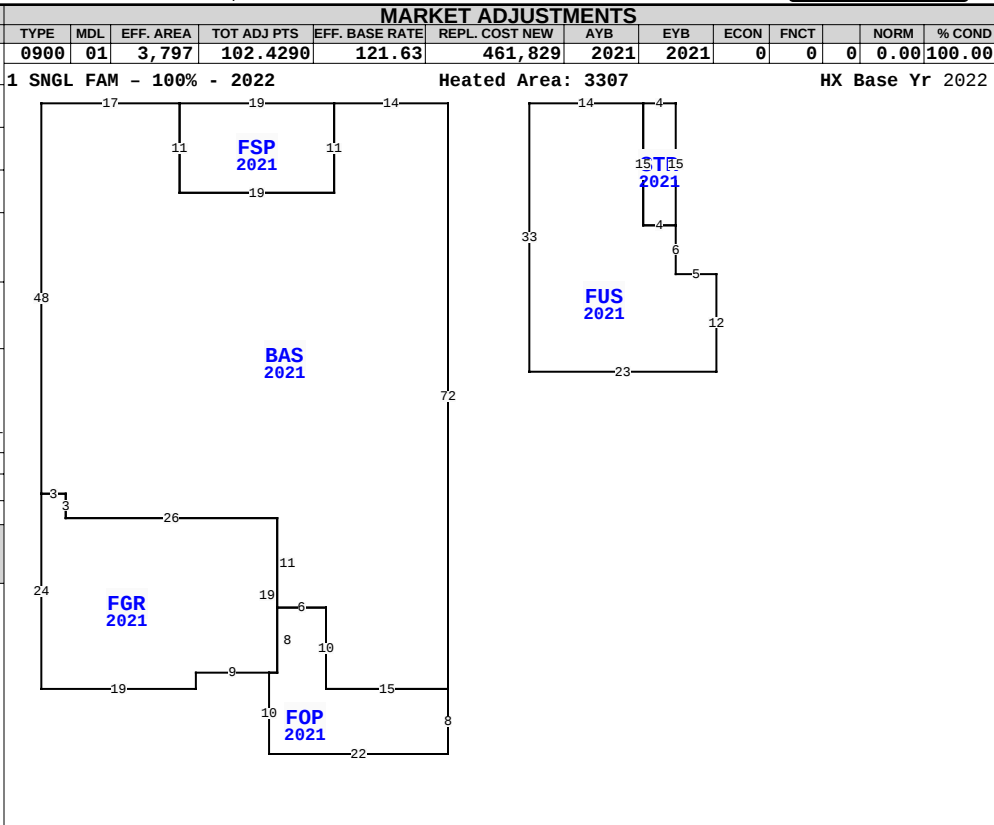
TOTALS	4,412		3,797	461,829
--------	-------	--	-------	---------

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
1	0812	CONCRETE C	0 100	0	0	1,354.00	SF	4.00	4.00	100	2021	2021	3	100	5,416	
2	0810	CONCRETE A	0 100	0	0	24.00	SF	6.50	6.50	100	2021	2021	3	100	156	

LAND DESCRIPTION			TOTAL OB/XF													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE	01/20/2022	BY	DJ
-------------	------------	----	----



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023
INC DATE		AG DATE	MLU

94129 GOODWOOD DR, FERNANDINA BEACH

TOTAL ADJ PTS	102.4290	EFF. BASE RATE	121.63	REPL. COST NEW	461,829	AYB	2021	EYB	2021	ECON	0	FNCT	0	NORM	0.00	% COND	100.00
---------------	----------	----------------	--------	----------------	---------	-----	------	-----	------	------	---	------	---	------	------	--------	--------

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD	
Tax Group:	4	Tax Dist:	
BUILDING MARKET VALUE			461,829
TOTAL MARKET OB/XF VALUE			5,572
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			542,401
SOH/AGL Deduction			73,832
ASSESSED VALUE			468,569
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			418,569
TOTAL JUST VALUE			542,401
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104379	CO ISSUED	0	12/06/2021
B2104379	NEW CONSTR	474,591	04/09/2021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104379	CO ISSUED	0	12/06/2021
B2104379	NEW CONSTR	474, 591	04/09/2021

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2021] W14 FSP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$ PTR=E10 FUS=[YR=2021] E14 STR=[YR=2021] E4 S15 W4 N15\$ S15 E4 S6 E5 S12 W23 N33\$ W10\$.

PRINTED 08/02/2023 BY SYS
