

LOT 106
BARNWELL MANOR PHASE 2
OR 2362/1884

REED DAVID L JR & CHARLOTTE C
94209 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0106-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

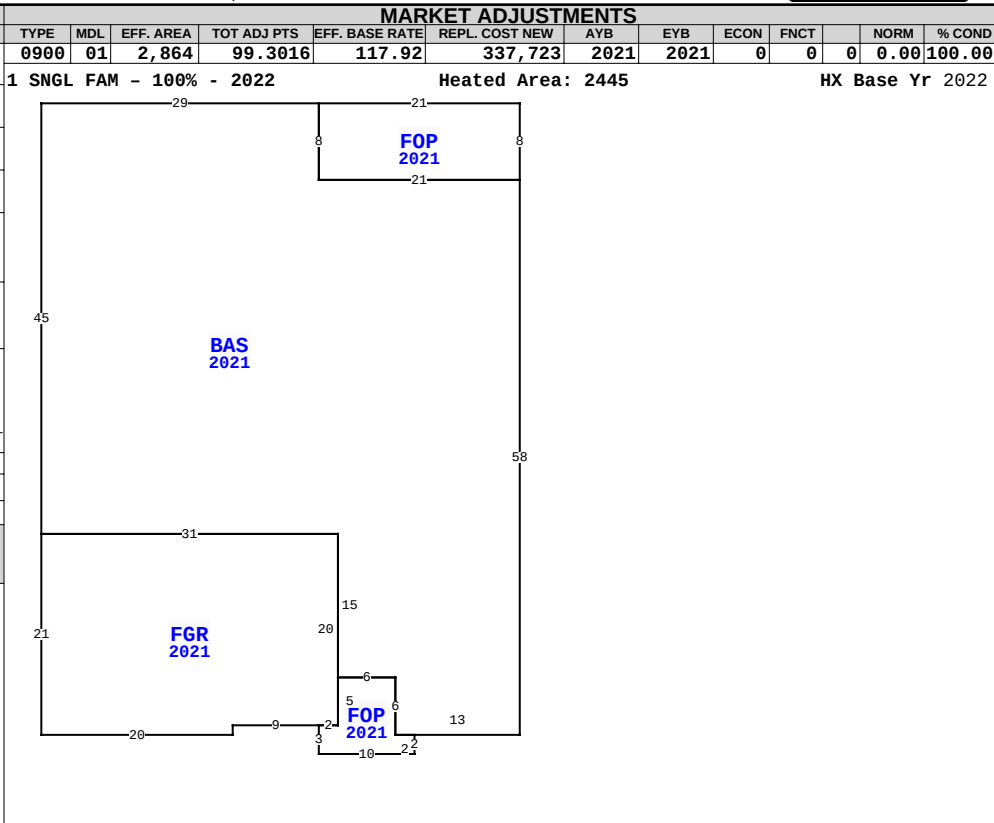
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	288,314
FGR	640	55	352	41,508
FOP	58	30	17	2,005
FOP	168	30	50	5,896

TOTALS	3,311		2,864	337,723
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,229.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	0	0	30.00	SF	10.00	10.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



94209 GOODWOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	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	1,229.00	SF	10.00	10.00	100	2021	2021	3	100	12,290	
2	0855	CONC PAVER	0 100	0	0	30.00	SF	10.00	10.00	100	2021	2021	3	100	300	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,864	99.3016	117.92	337,723	2021	2021	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,723
TOTAL MARKET OB/XF VALUE		12,590
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		425,313
SOH/AGL Deduction		59,738
ASSESSED VALUE		365,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,575
TOTAL JUST VALUE		425,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102911	CO ISSUED	0	11/29/2021
B2102911	NEW CONSTR	338,743	03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0679	11/24/2021	SW	Q	I	01	429,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: REED DAVID L JR & C						

BUILDING NOTES

BUILDING DIMENSIONS											
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S3 E10 N2 W2 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.											