LOT 107
BARNWELL MANOR PHASE 2
OR 2362/1884

SHERBER BENJAMIN D & JENNIFER
94225 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0107-0000

BUILDING CHARACTERISTICS

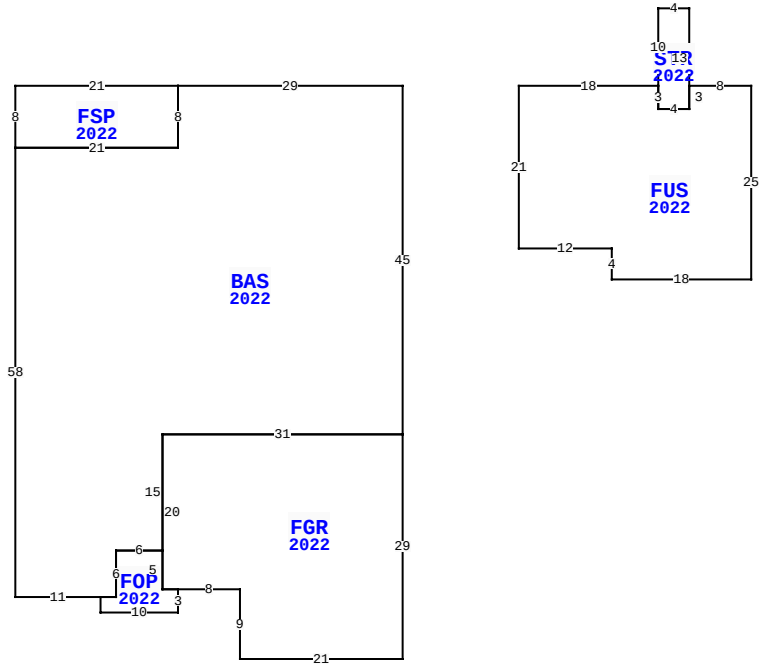
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	289,953
FGR	809	55	445	52,773
FOP	58	30	17	2,016
FSP	168	40	67	7,946
FUS	690	100	690	81,827
STR	52	10	5	593
TOTALS	4,222		3,669	435,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,669	99.8640	118.59	435,107	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 3135 HX Base Yr 2023



94225 GOODWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		435,107
TOTAL MARKET OB/XF VALUE		17,540
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		527,647
SOH/AGL Deduction		0
ASSESSED VALUE		527,647
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		477,647
TOTAL JUST VALUE		527,647
NCON VALUE		452,647
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015722	NEW CONSTR	519,771	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2591/0441	9/13/2022	SW	Q	I	02	568,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: SHERBER BENJAMIN DA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W29 FSP=[YR=2022] W21 S8 E21 N8$ S8 W21 S58 E11 FOP=[YR=2022] S2 E10 N3 FGR=[YR=2022] E8 S9 E21 N29 W31 S20 E2$ W2 N5 W6 S6 W2$ E2 N6 E6 N15 E31 N45$ PTR=E15 FUS=[YR=2022] E18 STR=[YR=2022] S3 E4 N13 W4 S10$ S3 E4 N3 E8 S25 W18 N4 W12 N21$ W15$.

EXTRA FEATURES

LN	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	1,595.00	SF	10.00	10.00	100	2022	2022	3	100	15,950	
2	0855	CONC PAVER	0	100	0	0	159.00	SF	10.00	10.00	100	2022	2022	3	100	1,590	

LAND DESCRIPTION

TOTAL OB/XF 17,540

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 09/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS