LOT 108
BARNWELL MANOR PHASE 2
OR 2362/1884

GREENE IRA B & ELIZABETH M
94241 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0108-0000

BUILDING CHARACTERISTICS

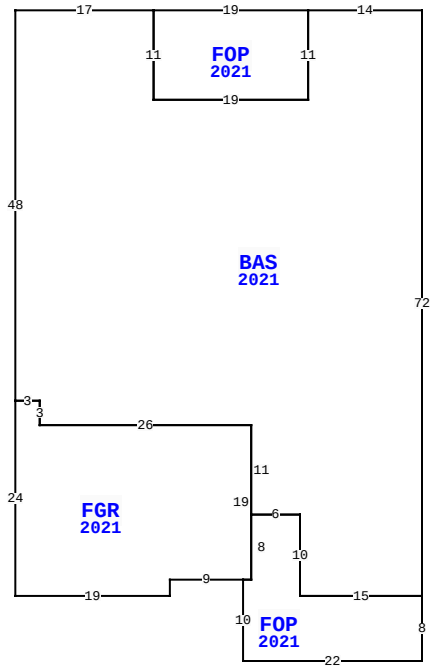
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,713	100	2,713	318,181
FGR	598	55	329	38,585
FOP	209	30	63	7,389
FOP	238	30	71	8,327
TOTALS	3,758		3,176	372,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,176	98.7620	117.28	372,481	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2713 HX Base Yr 2022



94241 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		372,481
TOTAL MARKET OB/XF VALUE		13,630
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		461,111
SOH/AGL Deduction		65,062
ASSESSED VALUE		396,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,049
TOTAL JUST VALUE		461,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012063	CO ISSUED	0	06/30/2021
B2012063	NEW CONSTR	372,880	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0084	7/01/2021	SW	Q	I	01	453,400

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: GREENE IRA B & ELIZ

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[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$.

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	8	3	24.00	SF	10.00	10.00	100	2021	2021	3	100	240	
2	0855	CONC PAVER	0	100	0	0	1,339.00	SF	10.00	10.00	100	2021	2021	3	100	13,390	

LAND DESCRIPTION

TOTAL OB/XF 13,630

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 07/20/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS