

LOT 109
BARNWELL MANOR PHASE 2
OR 2362/1884

TARZIA MICHAEL JR & JOAN L/E/
94258 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0109-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	2,905	100	2,905	366,281
FGR	679	55	373	47,031
FOP	48	30	14	1,765
FOP	228	30	68	8,574
TOTALS	3,860		3,360	423,650

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	9	3	27.00	SF	10.00	10.00	267
2	0855	CONC PAVER	0	100	0	0	1,062.00	SF	10.00	10.00	10,514

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,360	106.7154	126.72	425,779	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 2905 HX Base Yr 2022											
94258 GOODWOOD DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											423,650
TOTAL MARKET OB/XF VALUE											10,781
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											509,431
SOH/AGL Deduction											68,824
ASSESSED VALUE											440,607
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											390,607
TOTAL JUST VALUE											509,431
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											427,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C205638	CO ISSUED	0	12/02/2020
B205638	NEW CONSTR	396,369	06/29/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2618/1752	2/10/2023	LE	U	I	11	100	
GRANTOR: TARZIA MICHAEL JR & J							
GRANTEE: TARZIA MICHAEL G II							
2502/0673	10/04/2021	WD	Q	I	01	575,500	
GRANTOR: BRIGGS CHARLES B							
GRANTEE: TARZIA MICHAEL JR &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W17 S3 FOP=[YR=2020] W19 S12 E19 N12\$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2020] E6 N1 FGR=[YR=2020] E11 S1 E19 N23 W30 S22\$ N7 W6 S8\$ N8 E6 N15 E30 N55\$.											