

LOT 111
BARNWELL MANOR PHASE 2
OR 2362/1884

MEEUWSEN WALTER & NATALIE JO L/E/
94226 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0111-0000



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		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	298,926
FGR	800	55	440	53,794
FOP	168	30	50	6,113
FOP	206	30	62	7,580
PTO	360	5	18	2,201
TOTALS	3,979		3,015	368,614

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	1,510.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	0	0	150.00	SF	10.00	10.00	100	2021
3	0855	CONC PAVER	0 100	3	3	9.00	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	000134	C	SFR POND	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	3,015	102.9572	122.26	368,614	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2445 HX Base Yr 2022											
94226 GOODWOOD DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,614	
TOTAL MARKET OB/XF VALUE		16,690	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		460,304	
SOH/AGL Deduction		65,851	
ASSESSED VALUE		394,453	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		344,453	
TOTAL JUST VALUE		460,304	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,964	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102903	CO ISSUED	0	10/28/2021
B2102903	NEW CONSTR	349,745	03/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/1486	2/28/2022	LE U	I	I	11	100
GRANTOR: MEEUWSEN WALTER T & N						
GRANTEE: MEEUWSEN BRAYDON &						
2513/1520	10/29/2021	SW Q	I	I	01	417,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MEEUWSEN WALTER THE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W20 PTO=[YR=2021] N12 W30 S12 FOP=[YR=2021] S8 E21 N8 W21\$ E30 \$ W9 S8 W21 S58 FOP=[YR=2021] S8 E21 N9 FGR=[YR=2021] E9 S9 E20 N29 W31 S20 E2\$ W2 N5 W6 S6 W13\$ E13 N6 E6 N15 E31 N45\$.											