

LOT 114
BARNWELL MANOR PHASE 2
OR 2362/1884

PICA FAMILY REVOCABLE TRUST/PICA DONNA H TRUSTEE
94178 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0114-0000



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

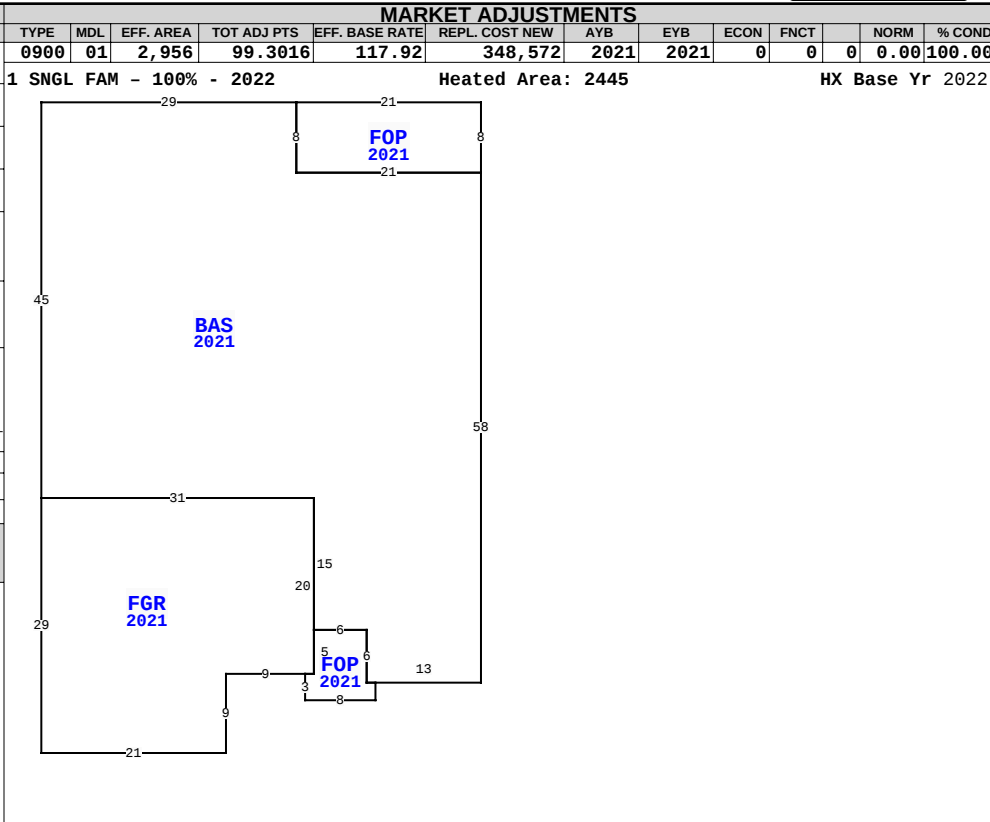
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	288,314
FGR	809	55	445	52,474
FOP	53	30	16	1,887
FOP	168	30	50	5,896

TOTALS	3,475		2,956	348,572
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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			1,488.00	SF	10.00
2	0855	CONC PAVER	0	100	3	55			165.00	SF	10.00

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



94178 GOODWOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/05/2023	MLU
	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			1,488.00	SF	10.00	2021	3	100	14,880	
2	0855	CONC PAVER	0	100	3	55			165.00	SF	10.00	2021	3	100	1,650	

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,572
TOTAL MARKET OB/XF VALUE		16,530
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		440,102
SOH/AGL Deduction		63,037
ASSESSED VALUE		377,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,065
TOTAL JUST VALUE		440,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106507	CO ISSUED	0	12/30/2021
B2106507	NEW CONSTR	365,772	05/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0806	5/13/2022	WD	U	I	11	100
GRANTOR: PICA DONNA HEDGES						
GRANTEE: PICA FAMILY REVOCAB						
2528/0430	12/28/2021	SW	Q	I	01	394,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PICA DONNA HEDGES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21 N9 E9 FOP=[YR=2021] S3 E8 N2 W1 N6 W6 S5 W1\$ E1 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.											