LOT 116
BARNWELL MANOR PHASE 2
OR 2362/1884

PARKER MARK A & STEPHANIE M
94146 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

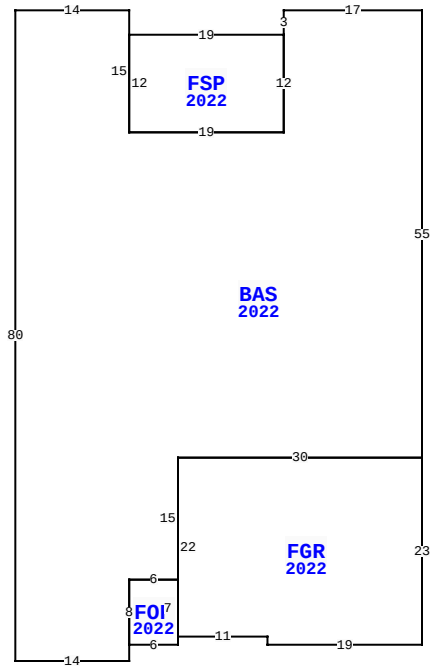
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	344,010
FGR	679	55	373	44,171
FOP	48	30	14	1,658
FSP	228	40	91	10,776
TOTALS	3,860		3,383	400,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	99.7234	118.42	400,615	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 2905 HX Base Yr



94146 GOODWOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	400,615
TOTAL MARKET OB/XF VALUE	11,370
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	486,985
SOH/AGL Deduction	0
ASSESSED VALUE	486,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	486,985
TOTAL JUST VALUE	486,985
NCON VALUE	411,985
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107435	NEW CONSTR	422,472	06/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/1265	2/17/2022	SW	Q	I	01	458,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PARKER MARK ANDREW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 S3 FSP=[YR=2022] W19 S12 E19 N12$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2022] E6 N1 FGR=[YR=2022] E11 S1 E19 N23 W30 S22$ N7 W6 S8$ N8 E6 N15 E30 N55$.

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	0	0	0	1,137.00	SF	10.00	10.00	100	2022	2022	3	100	11,370	

LAND DESCRIPTION

TOTAL OB/XF 11,370

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	000134	C	SFR POND	0			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