LOT 121
BARNWELL MANOR PHASE 2
OR 2362/1884

JEFFERSON DAPHNE Y/JOHNSON ANTHONY W
94010 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0121-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

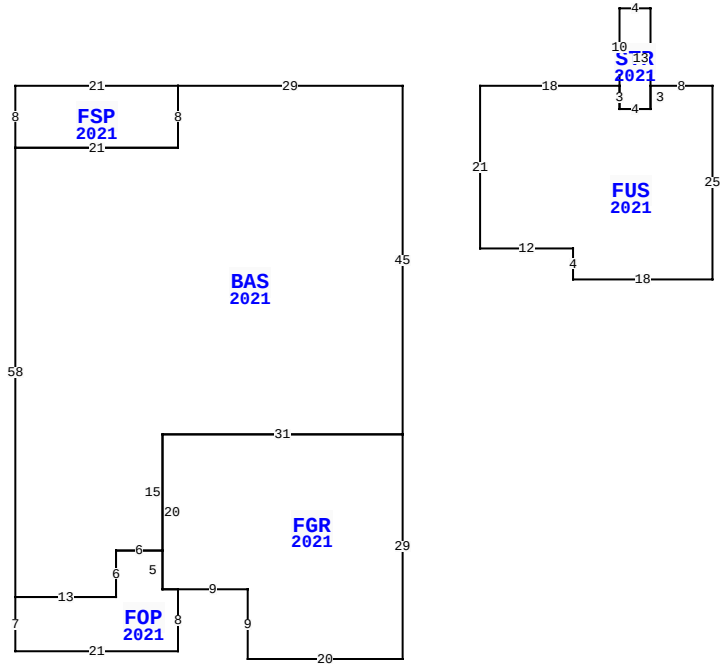
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	278,534
FGR	800	55	440	50,125
FOP	185	30	56	6,380
FSP	168	40	67	7,633
FUS	690	100	690	78,605
STR	52	10	5	570
TOTALS	4,340		3,703	421,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,703	95.9310	113.92	421,846	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 3135 HX Base Yr 2022



94010 GOODWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,846
TOTAL MARKET OB/XF VALUE		17,520
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		514,366
SOH/AGL Deduction		73,528
ASSESSED VALUE		440,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		390,838
TOTAL JUST VALUE		514,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000968	SCRN ENCL	21,670	01/23/2023
22013612	SWIM POOL	81,291	09/07/2022
C2101932	CO ISSUED	0	12/09/2021
B2101932	NEW CONSTR	435,455	02/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/1130	12/09/2021	SW	Q	I	02	555,700

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: JEFFERSON DAPHNE Y

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FSP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2021] S7 E21 N8 FGR=[YR=2021] E9 S9 E20 N29 W31 S20
E2$ W2 N5 W6 S6 W13$ E13 N6 E6 N15 E31 N45$ PTR=E10
FUS=[YR=2021] E18 STR=[YR=2021] N10 E4 S13 W4 N3$ S3 E4 N3 E8
S25 W18 N4 W12 N21$ W10$.

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	0	0	1,602.00	SF	10.00	10.00	100	2021	2021	3	100	16,020	
2	0855	CONC PAVER	0	100	3	50	150.00	SF	10.00	10.00	100	2021	2021	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 17,520

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS