

LOT 122
BARNWELL MANOR PHASE 2
OR 2362/1884

GRINN CANDACE O & BLAZE
94000 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0141-0122-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

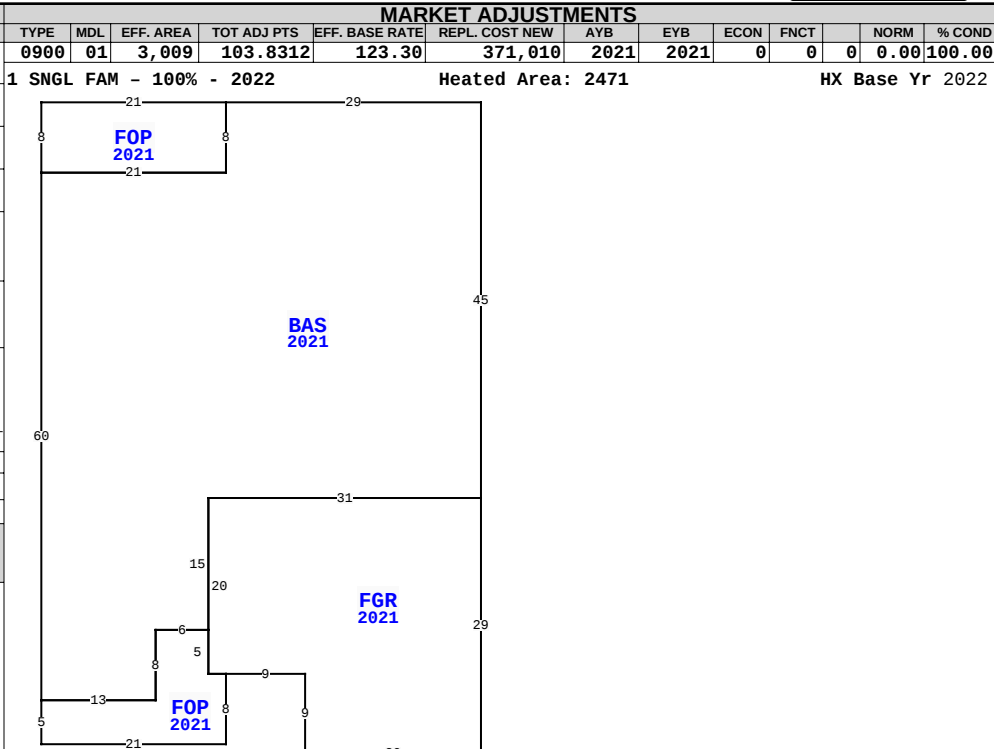
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2,471	304,674
FGR	800	55	440	54,252
FOP	159	30	48	5,918
FOP	168	30	50	6,165

TOTALS	3,598		3,009	371,010
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,587.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	3	44	132.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
7,206											

TOTAL OB/XF											
7,206											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		371,010	
TOTAL MARKET OB/XF VALUE		7,206	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		453,216	
SOH/AGL Deduction		62,188	
ASSESSED VALUE		391,028	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		341,028	
TOTAL JUST VALUE		453,216	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,639	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102773	CO ISSUED	0	12/30/2021
B2102773	NEW CONSTR	353,302	03/09/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2528/0342	12/29/2021	SW	Q	I	02
SALE PRICE					
370,300					
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: GRINN CANDACE OSTEE					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S60											
FOP=[YR=2021] S5 E21 N8 FGR=[YR=2021] E9 S9 E20 N29 W31 S20											
E2\$ W2 N5 W6 S8 W13\$ E13 N8 E6 N15 E31 N45\$.											