

LOT 95
BARNWELL MANOR PHASE 2
OR 2362/1884

CHONG JASON C P & MARY JOYCE CARAIG
94033 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0095-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,862	99.3016	124.13	355,260	2021	2021	0	0	0	0.50	99.50	STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2445										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022										
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	301,981																						
FGR	641	55	353	43,599																						
FOP	45	30	14	1,729																						
FOP	168	30	50	6,176																						
TOTALS			3,299	2,862	353,484																					
EXTRA FEATURES					94033 GOODWOOD DR, FERNANDINA BEACH																					
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	0812	CONCRETE C	0	100	0	0	1,118.00	SF	4.00	4.00	100	2021	2021	3	99	4,427										
2	0810	CONCRETE A	0	100	3	8	24.00	SF	6.50	6.50	100	2021	2021	3	99	154										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE									
1	000100	C	SFR	100		RSF-1	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 08/06/2024 BY SYS																										