

LOT 102
BARNWELL MANOR PHASE 2
OR 2362/1884

KELLER NANCY BRANG
94145 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0102-0000



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/LAMMT 90
Interior Floo	11	CLAY TILE 10
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

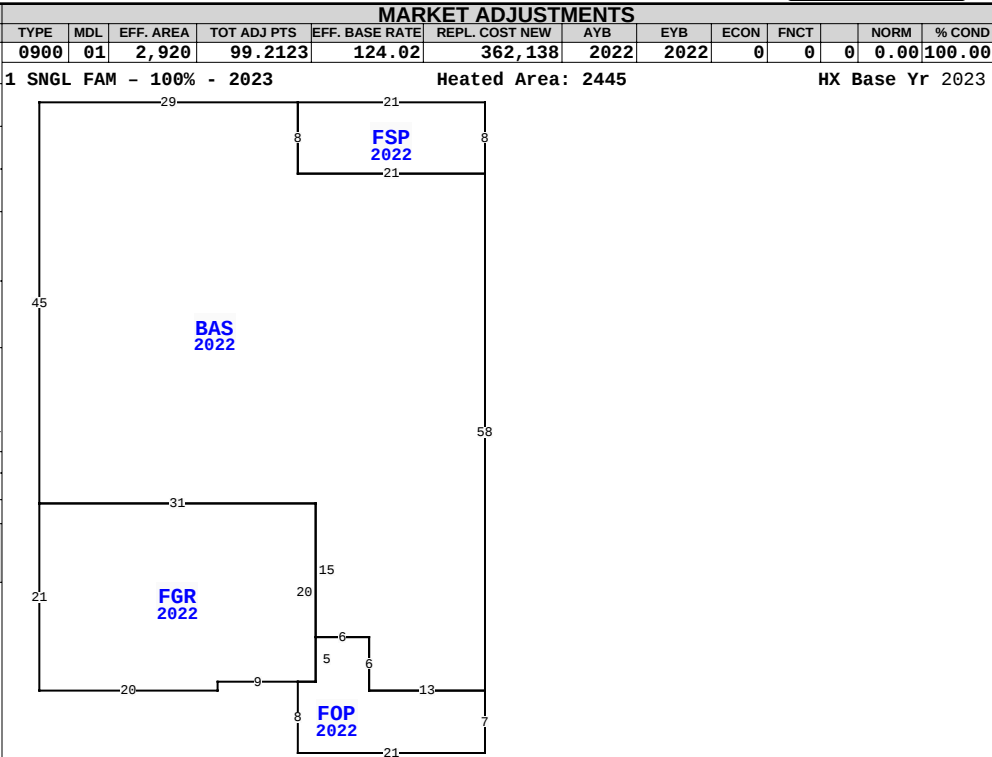
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	303,229
FGR	640	55	352	43,655
FOP	185	30	56	6,945
FSP	168	40	67	8,309

TOTALS	3,438		2,920	362,138
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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	1,122.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2022

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



94145 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	1,122.00	SF	10.00	10.00	100	2022	2022	3	100	11,220	
2	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2022	2022	3	100	360	

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		362,138
TOTAL MARKET OB/XF VALUE		11,580
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		448,718
SOH/AGL Deduction		5,215
ASSESSED VALUE		443,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		393,503
TOTAL JUST VALUE		448,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016529	NEW CONSTR	407,279	11/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0028	9/21/2022	SW	Q	I	02	536,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: KELLER NANCY BRANG						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S21 E20 N1 E9 FOP=[YR=2022] S8 E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.											