

LOT 108  
BARNWELL MANOR PHASE 2  
OR 2362/1884

GREENE IRA B & ELIZABETH M  
94241 GOODWOOD DR  
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0108-0000



| 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/LAMMT 50   |
| Interior Floo            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

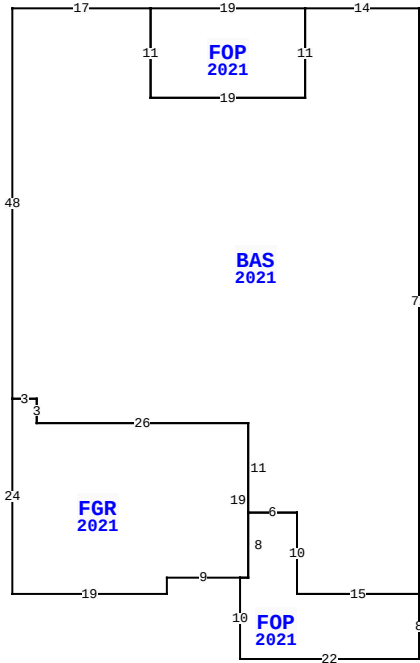
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4088.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,713            | 100         | 2,713        | 333,245              |
| FGR       | 598              | 55          | 329          | 40,412               |
| FOP       | 209              | 30          | 63           | 7,738                |
| FOP       | 238              | 30          | 71           | 8,721                |
| TOTALS    | 3,758            |             | 3,176        | 390,117              |

| 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 | 8 | 3     |    |       | 24.00          | SF        | 10.00   |
| 2              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 1,339.00       | SF        | 10.00   |

| 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        |     |

| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0900                     | 01  | 3,176     | 98.7620     | 123.45         | 392,077        | 2021 | 2021 | 0    | 0    | 0.50 | 99.50  |
| 1 SNGL FAM - 100% - 2022 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2713        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2022          |     |           |             |                |                |      |      |      |      |      |        |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 13,494      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 13,494      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 390,117     |
| TOTAL MARKET OB/XF VALUE  |  |  | 13,494      |
| TOTAL LAND VALUE - MARKET |  |  | 75,000      |
| TOTAL MARKET VALUE        |  |  | 478,611     |
| SOH/AGL Deduction         |  |  | 70,681      |
| ASSESSED VALUE            |  |  | 407,930     |
| TOTAL EXEMPTION VALUE     |  |  | 50,000      |
| BASE TAXABLE VALUE        |  |  | 357,930     |
| TOTAL JUST VALUE          |  |  | 478,611     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 461,111     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2012063   | CO ISSUED   | 0       | 06/30/2021 |
| B2012063   | NEW CONSTR  | 372,880 | 12/04/2020 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2478/0084         | 7/01/2021 | SW        | Q   | I   | 01     | 453,400    |

|                                |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|
| GRANTOR: AVH NORTH FLORIDA LLC |  |  |  |  |  |  |
| GRANTEE: GREENE IRA B & ELIZ   |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W14 FOP=[YR=2021] W19 S11 E19 N11\$ S11 W19 N11 W17 S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S10 E22 N8 W15 N10 W6 S8 W1\$ E1 N19 W26 N3 W3\$ E3 S3 E26 S11 E6 S10 E15 N72\$. |  |  |  |  |  |  |  |  |  |  |  |