LOT 109
BARNWELL MANOR PHASE 2
OR 2362/1884

TARZIA MICHAEL JR & JOAN L/E/
94258 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0109-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

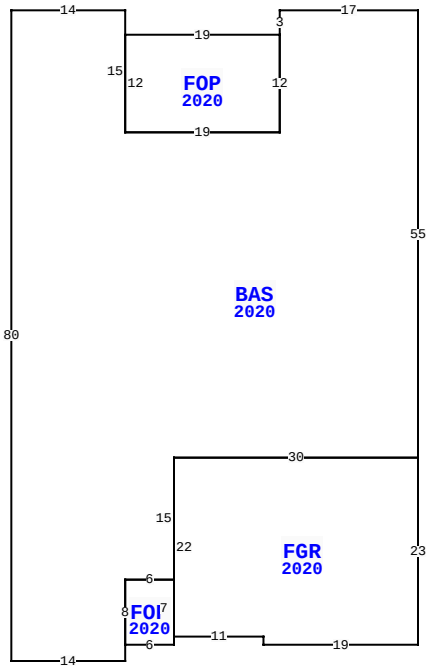
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100	2,905	383,623
FGR	679	55	373	49,256
FOP	48	30	14	1,848
FOP	228	30	68	8,980
TOTALS	3,860		3,360	443,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,360	106.7154	133.39	448,190	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2905 HX Base Yr 2022



94258 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		443,708
TOTAL MARKET OB/XF VALUE		10,781
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		529,489
SOH/AGL Deduction		75,664
ASSESSED VALUE		453,825
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		403,825
TOTAL JUST VALUE		529,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006852	INSTALL INGROUND	89,500	06/10/2024
C205638	CO ISSUED	0	12/02/2020
B205638	NEW CONSTR	396,369	06/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1752	2/10/2023	LE	U	I	11	100
GRANTOR: TARZIA MICHAEL JR & J						
GRANTEE: TARZIA MICHAEL G II						
2502/0673	10/04/2021	WD	Q	I	01	575,500
GRANTOR: BRIGGS CHARLES B						
GRANTEE: TARZIA MICHAEL JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 S3 FOP=[YR=2020] W19 S12 E19 N12$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2020] E6 N1 FGR=[YR=2020] E11 S1 E19 N23 W30 S22$ N7 W6 S8$ N8 E6 N15 E30 N55$.

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	9	3	27.00	SF	10.00	10.00	100	2020	2020	3	99	267	
2	0855	CONC PAVER	0	100	0	0	1,062.00	SF	10.00	10.00	100	2020	2020	3	99	10,514	

LAND DESCRIPTION

TOTAL OB/XF 10,781

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		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 02/24/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS