LOT 110
BARNWELL MANOR PHASE 2
OR 2362/1884

LAVAYEN ERNESTO L & CYNTHIA B
94242 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

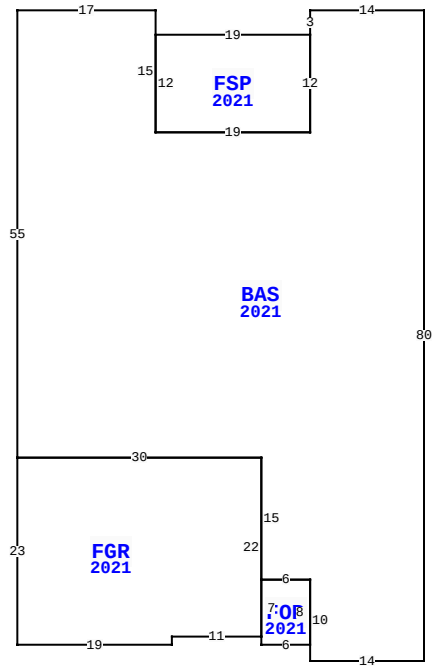
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	374,201
FGR	679	55	373	48,048
FOP	48	30	14	1,803
FSP	228	40	91	11,722
TOTALS	3,860		3,383	435,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,383	103.5690	129.46	437,963	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2905 HX Base Yr 2023



94242 GOODWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		435,773
TOTAL MARKET OB/XF VALUE		75,403
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		586,176
SOH/AGL Deduction		4,479
ASSESSED VALUE		581,697
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		531,697
TOTAL JUST VALUE		586,176
NCON VALUE		63,365
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300234	ADDITION	19,000	01/06/2023
C2012284	CO ISSUED	0	06/29/2021
B2012284	NEW CONSTR	393,369	12/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1419	6/24/2021	SW	Q	I	01	411,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: LAYAVEN ERNESTO L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 S3 FSP=[YR=2021] W19 S12 E19 N12$ S12 W19 N15 W17 S55 FGR=[YR=2021] S23 E19 N1 E11 FOP=[YR=2021] S1 E6 N8 W6 S7$ N22 W30$ E30 S15 E6 S10 E14 N80$.

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	2021	2021	3	99	267	
2	0855	CONC PAVER	0	100	0	0	1,189.00	SF	10.00	10.00	100	2021	2021	3	99	11,771	
3	0912	SCRN RM G	1	100	0	0	1,258.00	SF	20.00	20.00	100	2023	2023		100	25,160	
4	0861	POOL GUNIT	1	100	0	0	315.00	SF	85.00	85.00	100	2023	2023		100	26,775	
5	0855	CONC PAVER	1	100	0	0	943.00	SF	10.00	10.00	100	2023	2023		100	9,430	
6	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 75,403

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 07/20/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS