LOT 113
BARNWELL MANOR PHASE 2
OR 2362/1884

BROWN GEORGE B & MARIANNE G
94194 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

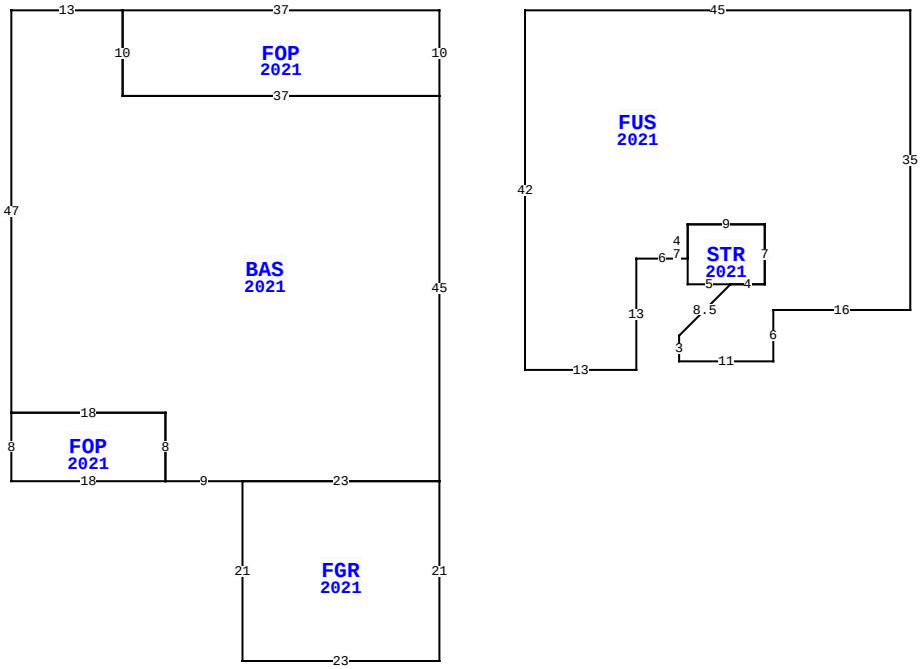
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,236	100	2,236	260,860
FGR	483	55	266	31,033
FOP	144	30	43	5,017
FOP	370	30	111	12,950
FUS	1,618	100	1,618	188,762
STR	63	10	6	700
TOTALS	4,914		4,280	499,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,280	93.7992	117.25	501,830	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3854 HX Base Yr



94194 GOODWOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		499,321
TOTAL MARKET OB/XF VALUE		7,514
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		581,835
SOH/AGL Deduction		5,716
ASSESSED VALUE		576,119
TOTAL EXEMPTION VALUE	13	576,119
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		581,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106017	CO ISSUED	0	01/14/2022
B2106017	NEW CONSTR	539,823	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/0180	1/14/2022	SW	Q	I	01	586,400

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BROWN GEORGE BERNAR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W37 BAS=[YR=2021] W13 S47 FOP=[YR=2021] S8 E18 N8 W18$ E18 S8 E9 FGR=[YR=2021] S21 E23 N21 W23$ E23 N45 W37 N10$ S10 E37 N10$ PTR=E10 FUS=[YR=2021] E45 S35 W16 S6 W11 N3 U6 R6 STR=[YR=2021] W5 N7 E9 S7 W4$ E4 N7 W9 S4 W6 S13 W13 N42$ W10$.

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	0	0	636.00	SF	10.00	10.00	100	2021	2021	3	99	6,296	
2	0855	CONC PAVER	0	100	0	0	123.00	SF	10.00	10.00	100	2021	2021	3	99	1,218	

LAND DESCRIPTION

TOTAL OB/XF 7,514

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 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