

LOT 115
BARNWELL MANOR PHASE 2
OR 2362/1884

PAGANO AUSTIN JOHN & SUSAN L
94162 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0115-0000



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 60
Interior Floo	14	CARPET 40
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
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NEIGHBORHOOD/LOC	4088.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	313,099
FGR	809	55	445	56,986
FOP	185	30	56	7,171
FSP	168	40	67	8,580

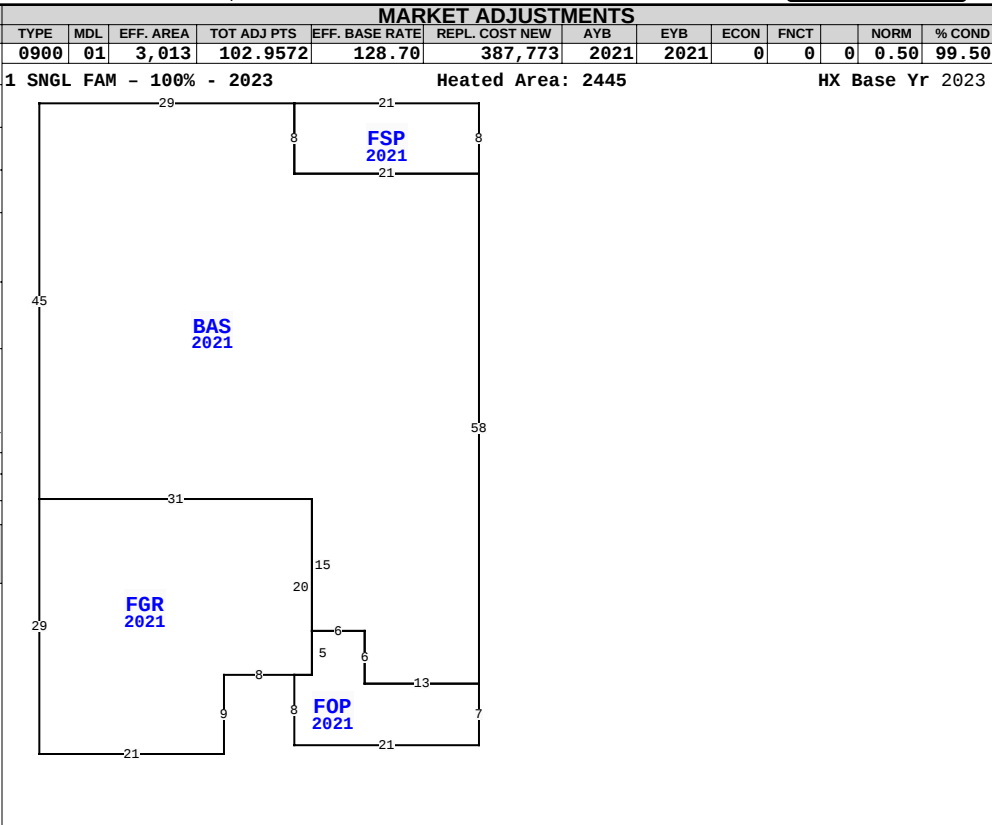
TOTALS	3,607		3,013	385,834
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	1,478.00	SF	10.00	10.00	100	2021	2021	3	99	14,632	
2	0855	CONC PAVER	0 100	0	0	159.00	SF	10.00	10.00	100	2021	2021	3	99	1,574	
3	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100	2021	2021	3	95	7,980	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



94162 GOODWOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/05/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																24,186
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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	385,834
TOTAL MARKET OB/XF VALUE	24,186
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	485,020
SOH/AGL Deduction	3,010
ASSESSED VALUE	482,010
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	432,010
TOTAL JUST VALUE	485,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106372	CO ISSUED	0	12/28/2021
B2106372	NEW CONSTR	364,721	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0069	12/22/2021	SW	Q	I	01	525,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PAGANO AUSTIN JOHN

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21
N9 E8 FOP=[YR=2021] S8E21 N7 W13 N6 W6 S5 W2\$ E2 N20 W31\$
E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.