

LOT 118
BARNWELL MANOR PHASE 2
OR 2362/1884

NESTOR KENNETH ROY & DARLENE
94050 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0118-0000



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 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

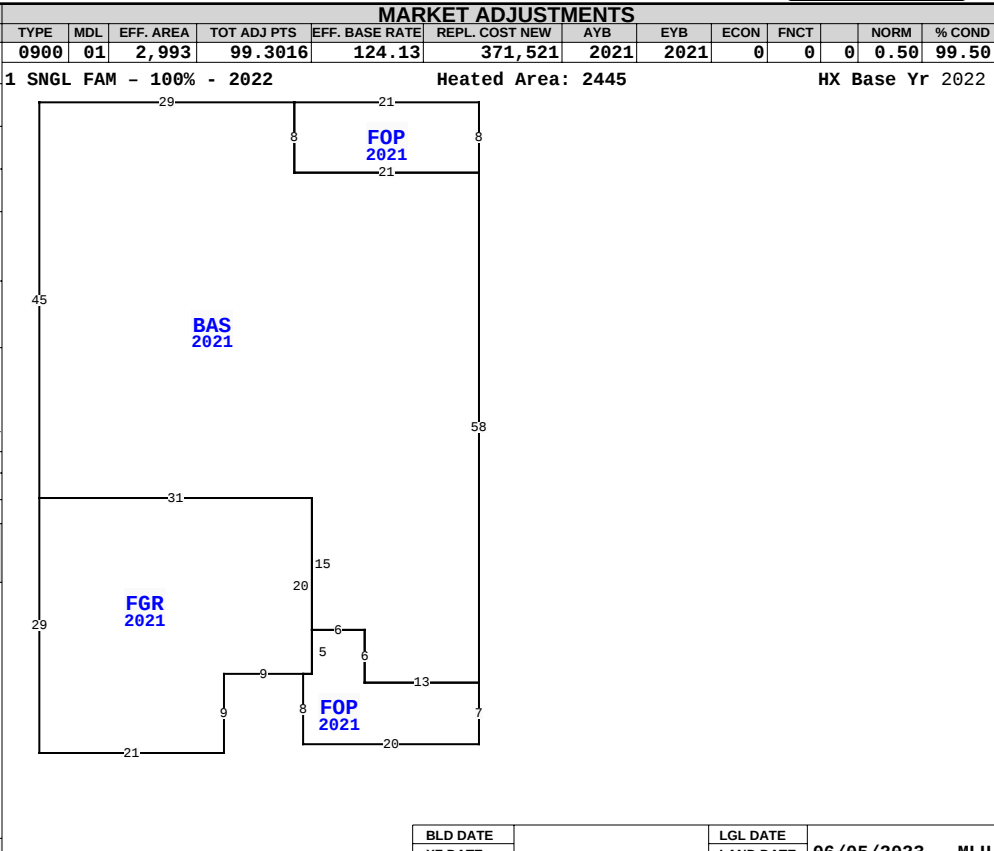
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	301,981
FGR	809	55	445	54,962
FOP	168	30	50	6,176
FOP	177	30	53	6,546
TOTALS	3,599		2,993	369,663

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	0	0	1,500.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	3	46	138.00	SF	10.00	10.00	100	2021
3	0462	ST/AL FNC	0 100	0	0	864.00	SF	10.00	10.00	100	2021

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	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	



94050 GOODWOOD DR, FERNANDINA BEACH											
TOTAL OB/XF 24,424											

TOTAL OB/XF															24,424		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										369,663	
TOTAL MARKET OB/XF VALUE										24,424	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										469,087	
SOH/AGL Deduction										186,367	
ASSESSED VALUE										282,720	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										232,720	
TOTAL JUST VALUE										469,087	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										452,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100933	CO ISSUED	0	10/25/2021
B2100933	NEW CONSTR	349,745	01/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/0141	10/29/2021	SW	Q	I	02	446,800	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: NESTOR KENNETH ROY							

BUILDING NOTES											
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BUILDING DIMENSIONS
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S29 E21
N9 E9 FOP=[YR=2021] S8 E20 N7 W13 N6 W6 S5 W1\$ E1 N20 W31\$
E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.