

SHRECK GARY P & LAURA L
94034 GOODWOOD DR
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0119-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										0900 01 3,128 103.5690 129.46 404,951 2021 2021 0 0 0.50 99.50										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2023 Heated Area: 2713 HX Base Yr 2023										BUILDING MARKET VALUE 402,926									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 71,465									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 549,391									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 87,167									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 462,224									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB DD 60,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 402,224									
Bathrooms 3.5 100																				TOTAL JUST VALUE 549,391									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 533,264									
Occupancy 00 NONE 100																													
Quality 02 Quality Level 02																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B2113013 SCRNR ENCLSR 10,000 09/24/2021									
MAP NUM MKT AREA 04																				B2108569 SWIM POOL 60,000 06/30/2021									
NEIGHBORHOOD/LOC 4088.00																				C2009323 CO ISSUED 0 04/08/2021									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B2009323 NEW CONSTR 368,992 10/06/2020									
BAS 2,713 100 2,713 349,469																													
FGR 598 55 329 42,379																													
FOP 78 30 23 2,963																													
FOP 209 30 63 8,115																													
TOTALS 3,598 3,128 402,926																													
EXTRA FEATURES										94034 GOODWOOD DR, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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										06/05/2023 MLU																			
1 0855 CONC PAVER 0 100 8 3 24.00 SF 10.00 10.00 100 2021 2021 3 99 238																													
2 0855 CONC PAVER 0 100 0 0 1,125.00 SF 10.00 10.00 100 2021 2021 3 99 11,138																													
3 0861 POOL GUNIT 0 100 0 0 397.00 SF 85.00 85.00 100 2021 2021 3 95 32,058																													
4 0911 SCRNR RM A 0 100 50 23 1,150.00 SF 17.50 17.50 100 2021 2021 3 93 18,716																													
5 0855 CONC PAVER 0 100 0 0 753.00 SF 10.00 10.00 100 2021 2021 3 99 7,455																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2021 2021 3 93 1,860																													
LAND DESCRIPTION										TOTAL OB/XF 71,465																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									