

LOT 121
BARNWELL MANOR PHASE 2
OR 2362/1884

JEFFERSON DAPHNE Y/JOHNSON ANTHONY W
94010 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0121-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,445	100	2,445	291,714
FGR	800	55	440	52,496
FOP	185	30	56	6,681
FSP	168	40	67	7,994
FUS	690	100	690	82,324
STR	52	10	5	597

TOTALS	4,340		3,703	441,807
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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
1	0855	CONC PAVER	0 100	0	0	1,602.00	SF	10.00	10.00	100	2021
2	0855	CONC PAVER	0 100	3	50	150.00	SF	10.00	10.00	100	2021
3	0861	POOL GUNIT	1 100	0	0	364.00	SF	85.00	85.00	100	2023
4	0912	SCRN RM G	1 100	0	0	1,150.00	SF	20.00	20.00	100	2023
5	0855	CONC PAVER	1 100	0	0	786.00	SF	10.00	10.00	100	2023

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,703	95.9310	119.91	444,027	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022											
Heated Area: 3135											
HX Base Yr 2022											

94010 GOODWOOD DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/05/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		441,807	
TOTAL MARKET OB/XF VALUE		79,145	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		595,952	
SOH/AGL Deduction		80,089	
ASSESSED VALUE		515,863	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		465,863	
TOTAL JUST VALUE		595,952	
NCON VALUE		61,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000968	SCRN ENCL	21,670	01/23/2023
22013612	SWIM POOL	81,291	09/07/2022
C2101932	CO ISSUED	0	12/09/2021
B2101932	NEW CONSTR	435,455	02/18/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2522/1130	12/09/2021	SW	Q	I	02
SALE PRICE					
555,700					
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: JEFFERSON DAPHNE Y					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W29 FSP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58											
FOP=[YR=2021] S7 E21 N8 FGR=[YR=2021] E9 S9 E20 N29 W31 S20											
E2\$ W2 N5 W6 S6 W13\$ E13 N6 E6 N15 E31 N45\$ PTR=E10											
FUS=[YR=2021] E18 STR=[YR=2021] N10 E4 S13 W4 N3\$ S3 E4 N3 E8											
S25 W18 N4 W12 N21\$ W10\$.											