

LOT 122
BARNWELL MANOR PHASE 2
OR 2362/1884

GRINN CANDACE O & BLAZE
94000 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0141-0122-0000



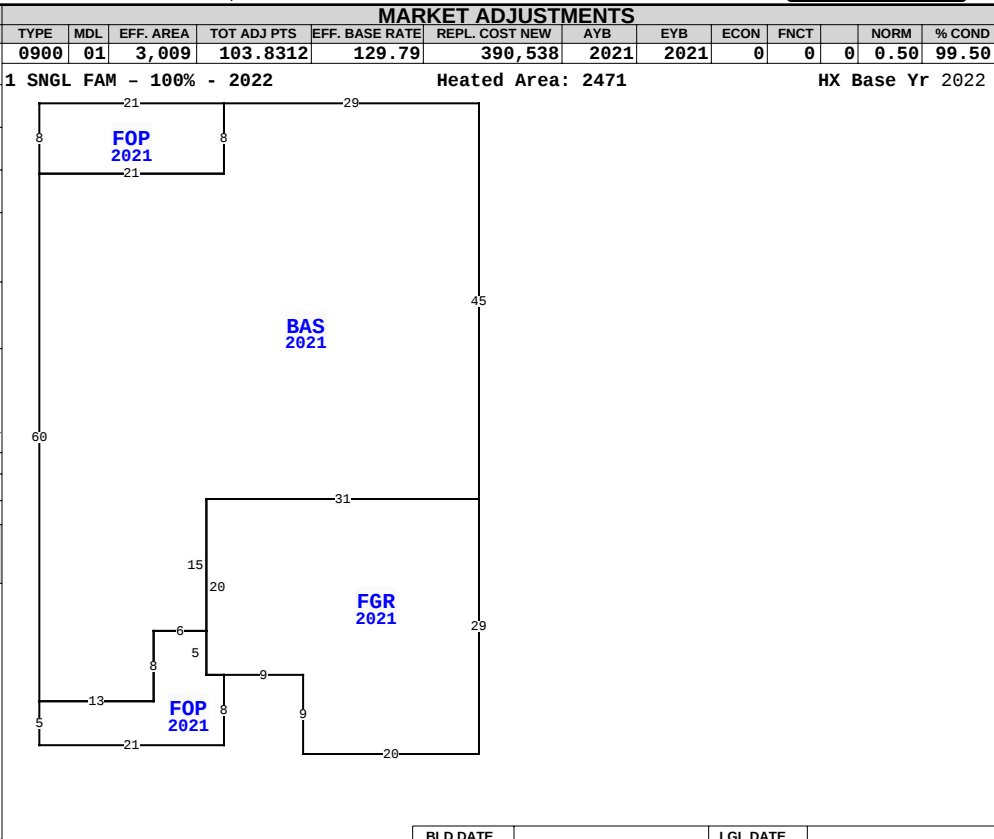
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,471	100	2,471	319,107
FGR	800	55	440	56,822
FOP	159	30	48	6,199
FOP	168	30	50	6,458
TOTALS	3,598		3,009	388,585

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
1	0812	CONCRETE C	0	100	0	0	1,587.00	SF	4.00	4.00	100	2021	2021
2	0810	CONCRETE A	0	100	3	44	132.00	SF	6.50	6.50	100	2021	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	DPH FACT	% COND
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00



BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
94000 GOODWOOD DR, FERNANDINA BEACH			06/05/2023 MLU		

TOTAL OB/XF													
7,134													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		388,585	
TOTAL MARKET OB/XF VALUE		7,134	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		470,719	
SOH/AGL Deduction		67,960	
ASSESSED VALUE		402,759	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		352,759	
TOTAL JUST VALUE		470,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102773	CO ISSUED	0	12/30/2021
B2102773	NEW CONSTR	353,302	03/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0342	12/29/2021	SW	Q	I	02	370,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GRINN CANDACE OSTEE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S60 FOP=[YR=2021] S5 E21 N8 FGR=[YR=2021] E9 S9 E20 N29 W31 S20 E2\$ W2 N5 W6 S8 W13\$ E13 N8 E6 N15 E31 N45\$.													