LOT 93
BARNWELL MANOR PHASE 2
OR 2362/1884

BOYLE CHARLOTTE MARGUERITE
4670 CARLTON DUNES DRIVE #2
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

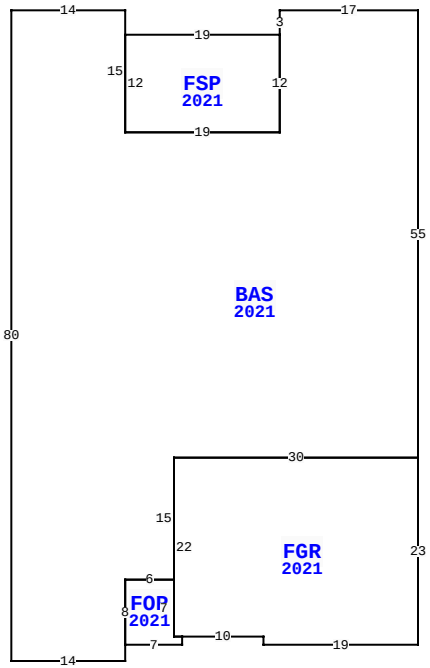
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,905	100	2021	2,905	378,907
FGR	679	55	2021	373	48,652
FOP	49	30	2021	15	1,956
FSP	228	40	2021	91	11,869
TOTALS	3,861			3,384	441,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,384	99.8108	131.75	445,842	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 2025 Heated Area: 2905 HX Base Yr



94001 GOODWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	441,384
TOTAL MARKET OB/XF VALUE	18,640
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	585,024
SOH/AGL Deduction	0
ASSESSED VALUE	585,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	585,024
TOTAL JUST VALUE	585,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2101323	CO ISSUED	0	11/15/2021
B2101323	NEW CONSTR	400,326	02/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/683	6/05/2024	WD	Q	I	01	675,000
GRANTOR: SULLIVAN JAMES A & JO						
GRANTEE: BOYLE CHARLOTTE MAR						
2514/1756	11/12/2021	SW	Q	I	02	481,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SULLIVAN JAMES ARTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 S3 FSP=[YR=2021] W19 S12 E19 N12$ S12 W19 N15 W14 S80 E14 N2 FOP=[YR=2021] E7 N1 FGR=[YR=2021] E10 S1 E19 N23 W30 S22 E1$ W1 N7 W6 S8$ N8 E6 N15 E30 N55$.

EXTRA FEATURES

LN	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	0	0	0	1,140.00	SF	10.00	10.00	100	2021	2021	3	99	11,286	
2	0855	CONC PAVER	0	0	0	0	33.00	SF	10.00	10.00	100	2021	2021	3	99	327	
3	0476	VF 6 SBPL	0	0	0	0	210.00	LF	32.00	32.00	100	2021	2021	3	96	6,451	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 18,640

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS