LOT 94
BARNWELL MANOR PHASE 2
OR 2362/1884

HUMER HOWARD MATHEW & TERRY LYNN
94017 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

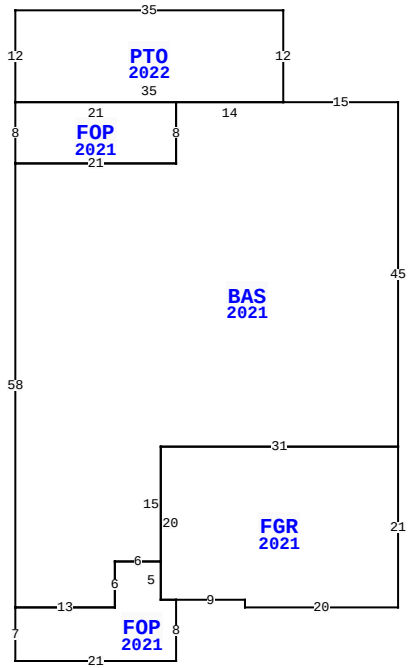
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2021	2,445	317,286
FGR	640	55	2021	352	45,679
FOP	168	30	2021	50	6,488
FOP	185	30	2021	56	7,267
PTO	420	5	2022	21	2,725
TOTALS	3,858			2,924	379,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,924	99.3016	131.08	383,278	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2445 HX Base Yr 2022



94017 GOODWOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		379,445
TOTAL MARKET OB/XF VALUE		16,516
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		520,961
SOH/AGL Deduction		222,244
ASSESSED VALUE		298,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,995
TOTAL JUST VALUE		520,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003088	ADDITION	7,634	02/25/2022
C2101934	CO ISSUED	0	12/01/2021
B2101934	NEW CONSTR	341,841	02/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/1013	11/29/2021	SW	Q	I	01	428,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HUMER HOWARD MATHEW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 PTO=[YR=2022] N12 W35 S12 E35$ W14 FOP=[YR=2021] W21 S8 E21N8$ S8 W21 S58 FOP=[YR=2021] S7 E21 N8 FGR=[YR=2021] E9 S1 E20 N21 W31 S20 E2$ W2 N5 W6 S6 W13$ E13 N6 E6 N15 E31 N45$.

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	100	0	0	1,221.00	SF	10.00	10.00	100	2021	2021	3	99	12,088	
2	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2021	2021	3	99	327	
3	0911	SCRN RM A	0	100	12	21	252.00	SF	17.50	17.50	100	2022	2022	3	93	4,101	

LAND DESCRIPTION

TOTAL OB/XF 16,516

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	100		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 09/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS