

LOT 95
BARNWELL MANOR PHASE 2
OR 2362/1884

CHONG JASON C P & MARY JOYCE CARAIG
94033 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0095-0000



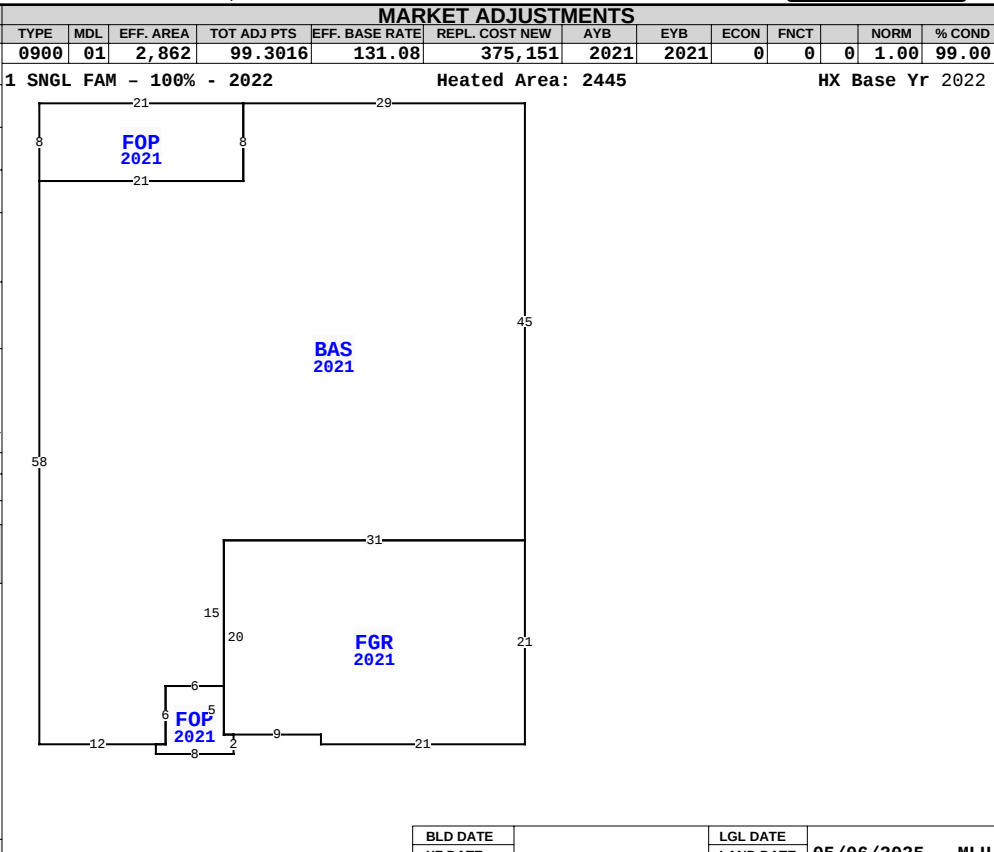
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	641	55	2021	353	45,808
FOP	45	30	2021	14	1,817
FOP	168	30	2021	50	6,488
TOTALS	3,299			2,862	371,399

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,118.00	SF	4.00	4.00	4,427
2	0810	CONCRETE A	0	100	3	8	24.00	SF	6.50	6.50	154

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	



94033 GOODWOOD DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2025 MLU											

TOTAL OB/XF											
4,581											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			371,399
TOTAL MARKET OB/XF VALUE			4,581
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			500,980
SOH/AGL Deduction			119,500
ASSESSED VALUE			381,480
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			330,758
TOTAL JUST VALUE			500,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			433,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2105923	CO ISSUED	0	12/30/2021
B2105923	NEW CONSTR	357,465	05/10/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2528/0464	12/30/2021	SW	Q	I	01	389,100	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: CHONG JASON C P & M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58 E12											
FOP=[YR=2021] S1 E8 N2 FGR=[YR=2021] E9 S1 E21 N21 W31 S20											
E1\$ W1 N5 W6 S6 W1\$ E1 N6 E6 N15 E31 N45\$.											