LOT 96
BARNWELL MANOR PHASE 2
OR 2362/1884

KENNER JOHN S & KATHRYN A J
94049 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

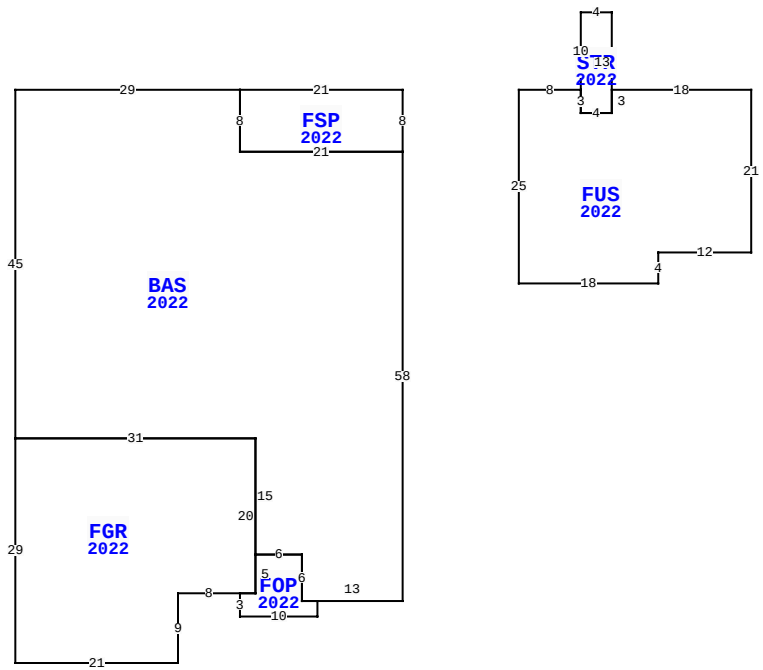
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2022	2,445	302,565
FGR	809	55	2022	445	55,068
FOP	58	30	2022	17	2,103
FSP	168	40	2022	67	8,291
FUS	690	100	2022	690	85,386
STR	52	10	2022	5	619
TOTALS	4,222			3,669	454,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,669	94.2210	124.37	456,314	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 3135 HX Base Yr



94049 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	454,032
TOTAL MARKET OB/XF VALUE	16,909
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	595,941
SOH/AGL Deduction	19,304
ASSESSED VALUE	576,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	576,637
TOTAL JUST VALUE	595,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113563	NEW CONSTR	519,771	10/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/1327	6/28/2022	SW	Q	I	01	562,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: KENNER JOHN SHANNON

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W21 BAS=[YR=2022] W29 S45 FGR=[YR=2022] S29 E21 N9 E8 FOP=[YR=2022] S3 E10 N2 W2 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$ PTR=E15 FUS=[YR=2022] E8 STR=[YR=2022] N10 E4 S13 W4 N3$ S3 E4 N3 E18 S21 W12 S4 W18 N25$ W15$.

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	1,549.00	SF	10.00	10.00	100	2022	2022	3	99	15,335	
2	0855	CONC PAVER	0	0	0	0	159.00	SF	10.00	10.00	100	2022	2022	3	99	1,574	

LAND DESCRIPTION

TOTAL OB/XF 16,909

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 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