LOT 97
BARNWELL MANOR PHASE 2
OR 2362/1884

MOORE FAMILY JOINT REV TRUST/MOORE CHRISTOPHER R T
94065 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0097-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

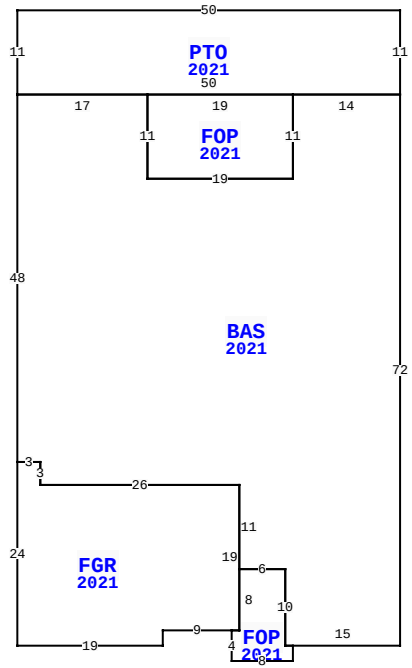
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2021	2,713	353,246
FGR	598	55	2021	329	42,837
FOP	78	30	2021	23	2,995
FOP	209	30	2021	63	8,203
PTO	550	5	2021	28	3,646
TOTALS	4,148			3,156	410,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,156	99.6360	131.52	415,077	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2713 HX Base Yr



94065 GOODWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,926
TOTAL MARKET OB/XF VALUE		12,137
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		548,063
SOH/AGL Deduction		59,805
ASSESSED VALUE		488,258
TOTAL EXEMPTION VALUE	13	488,258
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		548,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010038	CO ISSUED	0	04/27/2021
B2010038	NEW CONSTR	368,992	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/655	2/20/2025	QC	U	I	11	100
GRANTOR: MOORE CHRISTOPHER REX						
GRANTEE: MOORE FAMILY JOINT						
2457/1124	4/29/2021	SW	Q	I	01	402,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MOORE CHRISTOPHER R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W50 S11 BAS=[YR=2021] S48 FGR=[YR=2021] S24 E19 N2 E9 FOP=[YR=2021] S4 E8 N2 W1 N10 W6 S8 W1$ E1 N19 W26 N3 W3$ E3 S3 E26 S11 E6 S10 E15 N72 W14 FOP=[YR=2021] W19 S11 E19 N11$ S11 W19 N11 W17$ E50 N11$.

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	9	4	36.00	SF	10.00	10.00	100	2021	2021	3	99	356	
2	0855	CONC PAVER	0	100	0	0	1,190.00	SF	10.00	10.00	100	2021	2021	3	99	11,781	

LAND DESCRIPTION

TOTAL OB/XF 12,137

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 07/21/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS