LOT 100
BARNWELL MANOR PHASE 2
OR 2362/1884

GARCIA JENNIFER ELIZABETH & ABRAHAM H
94113 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0100-0000

BUILDING CHARACTERISTICS

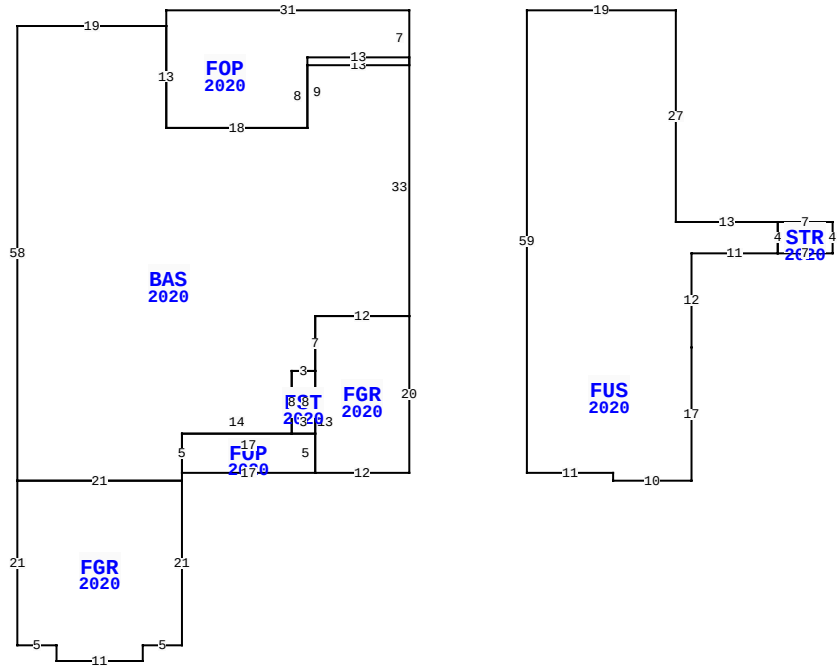
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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	2,236	100	2020	2,236	275,616
FGR	240	55	2020	132	16,270
FGR	463	55	2020	255	31,432
FOP	85	30	2020	26	3,205
FOP	361	30	2020	108	13,312
FST	24	55	2020	13	1,603
FUS	1,239	100	2020	1,239	152,722
STR	28	10	2020	3	369
TOTALS	4,676			4,012	494,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,012	94.8024	125.14	502,062	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 3475 HX Base Yr



94113 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		494,531
TOTAL MARKET OB/XF VALUE		96,186
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		715,717
SOH/AGL Deduction		622,533
ASSESSED VALUE		93,184
TOTAL EXEMPTION VALUE	13	93,184
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		715,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007510	ADDITION	19,926	05/13/2022
B2113640	SWIM POOL	93,932	10/06/2021
C2005012	CO ISSUED	0	11/20/2020
B2005012	NEW CONSTR	468,853	06/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0571	11/20/2020	SW	Q	I	01	541,000

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: GARCIA JENNIFER ELI

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W31 S2 BAS=[YR=2020] W19 S58 FGR=[YR=2020] S21 E5 S2 E11 N2 E5 N21 W21$ E21 N1 FOP=[YR=2020] E17 FGR=[YR=2020] E12 N20 W12 S7 FST=[YR=2020] W3 S8 E3 N8$ S13$ N5 W17 S5$ N5 E14 N8 E3 N7 E12 N33 W13 S9 W18 N13$ S13 E18 N8 E13 N7$ PTR= E15 FUS=[YR=2020] E19 S27 E13 STR=[YR=2020] E7 S4 W7 N4$ S4 W11 S12 S17 W10 N1 W11 N59$ 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	100	0	0	1,302.00	SF	10.00	10.00	100	2020	2020	3	98	12,760	
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2022	2022	3	95	38,760	
3	0911	SCRN RM A	0	100	0	0	1,888.00	SF	17.50	17.50	100	2022	2022	3	93	30,727	
4	0855	CONC PAVER	0	100	0	0	1,408.00	SF	10.00	10.00	100	2022	2022	3	99	13,939	

LAND DESCRIPTION

TOTAL OB/XF 96,186

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