LOT 103
BARNWELL MANOR PHASE 2
OR 2362/1884

KLEIN BRIAN ALAN & TRACY FLORESCA
94161 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0103-0000

BUILDING CHARACTERISTICS

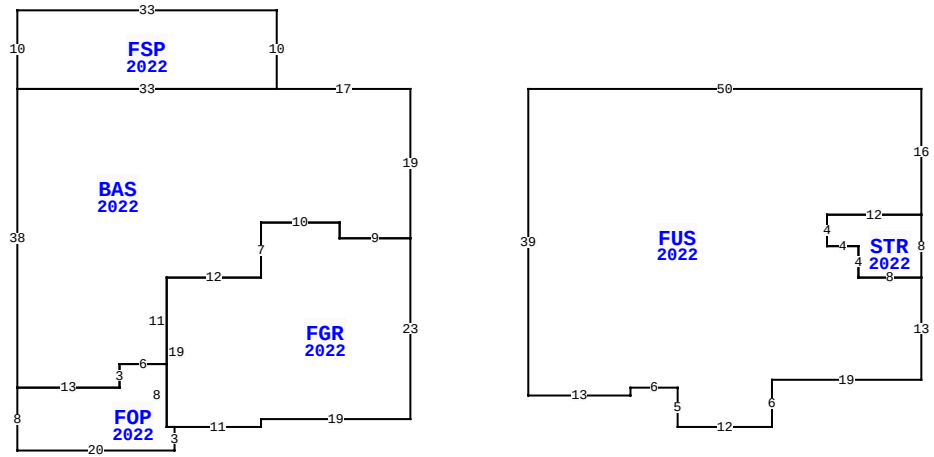
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	1,333	100	2022	1,333	167,808
FGR	685	55	2022	377	47,460
FOP	173	30	2022	52	6,546
FSP	330	40	2022	132	16,617
FUS	1,874	100	2022	1,874	235,913
STR	80	10	2022	8	1,007
TOTALS	4,475			3,776	475,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,776	95.8455	126.52	477,740	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3207 HX Base Yr 2023



94161 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		475,351
TOTAL MARKET OB/XF VALUE		12,899
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		613,250
SOH/AGL Deduction		150,453
ASSESSED VALUE		462,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		412,075
TOTAL JUST VALUE		613,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016724	NEW CONSTR	530,313	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1929	8/31/2022	SW	Q	I	01	578,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: KLEIN BRIAN ALAN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FSP=[YR=2022] N10 W33 S10 E33$ W33 S38 FOP=[YR=2022] S8 E20 N3 FGR=[YR=2022] E11 N1 E19 N23 W9 N2 W10 S7 W12 S19 E1$ W1 N8 W6 S3 W13$ E13 N3 E6 N11 E12 N7 E10 S2 E9 N19$ PTR=E15 FUS=[YR=2022] E50 S16 STR=[YR=2022] S8 W8 N4 W4 N4 E12$ W12 S4 E4 S4 E8 S13 W19 S6 W12 N5 W6 S1 W13 N39$ 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	1,276.00	SF	10.00	10.00	100	2022	2022	3	99	12,632	
2	0855	CONC PAVER	0	100	0	0	27.00	SF	10.00	10.00	100	2022	2022	3	99	267	

LAND DESCRIPTION

TOTAL OB/XF 12,899

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