LOT 105
BARNWELL MANOR PHASE 2
OR 2362/1884

TIGHE WILLIAM PH SR & MARY E JOINT LVG TRUST/TIGHE
94193 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

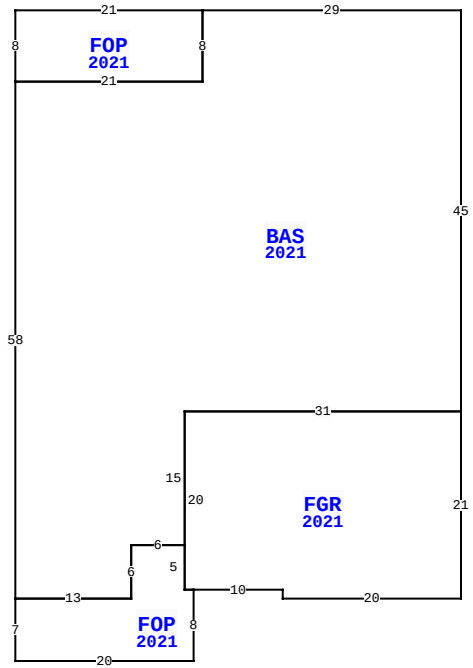
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	640	55	2021	352	45,679
FOP	168	30	2021	50	6,488
FOP	177	30	2021	53	6,878
TOTALS	3,430			2,900	376,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,900	99.3016	131.08	380,132	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2445 HX Base Yr 2022



94193 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		376,331
TOTAL MARKET OB/XF VALUE		12,633
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		513,964
SOH/AGL Deduction		122,519
ASSESSED VALUE		391,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		340,723
TOTAL JUST VALUE		513,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104465	CO ISSUED	0	12/23/2021
B2104465	NEW CONSTR	360,722	04/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/1441	12/23/2021	SW	Q	I	01	506,900

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: TIGHE WILLIAM P.H.

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2021] S7 E20 N8 FGR=[YR=2021] E10 S1 E20 N21 W31 S20
E1$ W1 N5 W6 S6 W13$ E13 N6 E6 N15 E31 N45$.

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	1,252.00	SF	10.00	10.00	100	2021	2021	3	99	12,395	
2	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00	10.00	100	2021	2021	3	99	238	

LAND DESCRIPTION

TOTAL OB/XF 12,633

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 01/20/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS