

LOT 106
BARNWELL MANOR PHASE 2
OR 2362/1884

REED DAVID L JR & CHARLOTTE C L/E/
94209 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0106-0000



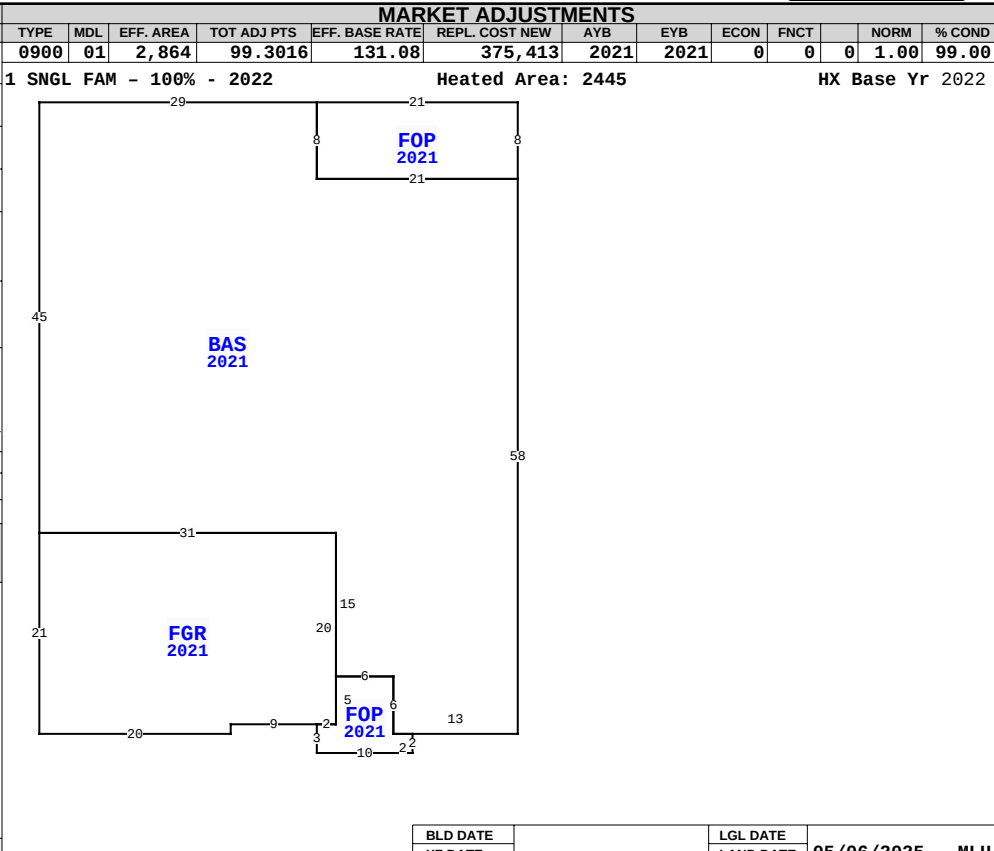
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	58	30	2021	17	2,206
FOP	168	30	2021	50	6,488
TOTALS	3,311			2,864	371,659

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,229.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	30.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



94209 GOODWOOD DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			05/06/2025	MLU

TOTAL OB/XF									
12,464									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
371,659									
TOTAL MARKET OB/XF VALUE									
12,464									
TOTAL LAND VALUE - MARKET									
125,000									
TOTAL MARKET VALUE									
509,123									
SOH/AGL Deduction									
121,661									
ASSESSED VALUE									
387,462									
TOTAL EXEMPTION VALUE									
50,722									
BASE TAXABLE VALUE									
336,740									
TOTAL JUST VALUE									
509,123									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
441,194									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102911	CO ISSUED	0	11/29/2021
B2102911	NEW CONSTR	338,743	03/10/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2690/1826	1/22/2024	LE U	I	I	11	100			
GRANTOR: REED DAVID L JR & CHA									
GRANTEE: PASKO HEATHER									
2518/0679	11/24/2021	SW Q	I	I	01	429,400			
GRANTOR: AVH NORTH FLORIDA LLC									
GRANTEE: REED DAVID L JR & C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W21 BAS=[YR=2021] W29 S45 FGR=[YR=2021] S21 E20 N1 E9 FOP=[YR=2021] S3 E10 N2 W2 N6 W6 S5 W2\$ E2 N20 W31\$ E31 S15 E6 S6 E13 N58 W21 N8\$ S8 E21 N8\$.									