

LOT 110
BARNWELL MANOR PHASE 2
OR 2362/1884

LAVAYEN ERNESTO L & CYNTHIA B
94242 GOODWOOD DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0110-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	31	HARDIE BRD 100	0900	01	3,383	103.5690	136.71	462,490	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD																								
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2905																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																								
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 50															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE												457,865											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												74,053											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												125,000											
Bedrooms	4	100															TOTAL MARKET VALUE												656,918											
Bathrooms	4	100															SOH/AGL Deduction												58,352											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												598,566											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	100															BASE TAXABLE VALUE												547,844											
Occupancy	00	NONE 100	TOTAL JUST VALUE												656,918																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												586,176																									
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	2,905	100	2021	2,905	393,172																																			
FGR	679	55	2021	373	50,483																																			
FOP	48	30	2021	14	1,895																																			
FSP	228	40	2021	91	12,317																																			
TOTALS			3,860		3,383	457,865																																		
EXTRA FEATURES						94242 GOODWOOD DR, FERNANDINA BEACH																																		
L N	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	3	27.00	SF	10.00	10.00	100	2021	2021	3	99	267																								
2	0855	CONC PAVER	0	100	0	0	1,189.00	SF	10.00	10.00	100	2021	2021	3	99	11,771																								
3	0912	SCRN RM G	1	100	0	0	1,258.00	SF	20.00	20.00	100	2023	2023		97	24,405																								
4	0861	POOL GUNIT	1	100	0	0	315.00	SF	85.00	85.00	100	2023	2023		98	26,240																								
5	0855	CONC PAVER	1	100	0	0	943.00	SF	10.00	10.00	100	2023	2023		100	9,430																								
6	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940																								
TOTAL OB/XF 74,053																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																							
1	000134	C	RES POND	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 07/20/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																								