LOT 112
BARNWELL MANOR PHASE 2
OR 2362/1884

WILKEN KATHLEEN ANN & BRADLEY
94210 GOODWOOD DRIVE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0112-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

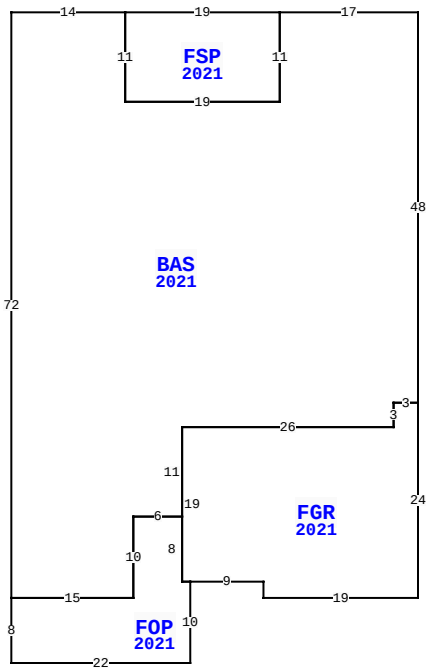
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,713	100	2021	2,713	344,570
FGR	598	55	2021	329	41,785
FOP	238	30	2021	71	9,018
FSP	209	40	2021	84	10,668
TOTALS	3,758			3,197	406,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,197	97.1888	128.29	410,143	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2713 HX Base Yr 2023



94210 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		406,042
TOTAL MARKET OB/XF VALUE		12,464
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		543,506
SOH/AGL Deduction		59,616
ASSESSED VALUE		483,890
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		433,168
TOTAL JUST VALUE		543,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2102910	CO ISSUED	0	12/06/2021
B2102910	NEW CONSTR	376,606	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1028	12/19/2022	WD	Q	I	02	655,000
GRANTOR: RANDOL JOHN JOSEPH &						
GRANTEE: WILKEN KATHLEEN ANN						
2576/1252	6/11/2022	MS	U	I	11	100
GRANTOR: RANDOL JOHN JOSEPH						
GRANTEE: RANDOL JOHN JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] W19 S11 E19 N11$ S11 W19 N11 W14 S72 FOP=[YR=2021] S8 E22 N10 FGR=[YR=2021] E9 S2 E19 N24 W3 S3 W26 S19 E1$ W1 N8 W6 S10 W15$ E15 N10 E6 N11 E26 N3 E3 N48$.

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	1,229.00	SF	10.00	10.00	100	2021	2021	3	99	12,167	
2	0855	CONC PAVER	0	100	0	0	30.00	SF	10.00	10.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 12,464

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	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 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